SojournHub

MALAYSIA

Johor MM2H (Forest City SEZ/SFZ)

Facts as at 10/10/2026

Who this is for

Foreign nationals seeking federal MM2H under the SEZ/SFZ Forest City Johor category.

At a glance

Malaysia My Second Home (MM2H) Special Economic Zone / Special Financial Zone category for Forest City, Johor. This is a distinct published federal MM2H tier (not a Johor state visa). includes age 21+, fixed-deposit bands by age, compulsory purchase/own property in Forest City after approval, 90 days cumulative annual presence in Malaysia, and a 10-year MEV MM2H pass; career and business are not allowed under this category. Verify all thresholds and property rules on the live MOTAC SEZ/SFZ Terms PDF and mm2h.gov.my before use. These details need confirmation with the issuing authority.
Who it is for: Foreign nationals seeking federal MM2H under the SEZ/SFZ Forest City Johor category.
Stay: 90 days cumulative annual presence published, renewable
Validity: 10-year MEV MM2H pass shape published for this category
Renewal: Renewable

Why people choose it

Federal MM2H SEZ/SFZ category with compulsory Forest City Johor property
not a Johor state visa.

Eligibility

What you need to show: Federal MM2H SEZ/SFZ category: age 21+ fixed-deposit bands by age compulsory Forest City Johor property after approval career and business not allowed under this category. Confirm live MOTAC Terms PDF / mm2h.gov.my These details need confirmation with the issuing authority.
Minimum age: 21
Work: Career and business not allowed under this SEZ/SFZ category — confirm live MOTAC PDF.
Other conditions: Not a Johor state visa. Distinct from Sarawak-MM2H and Sabah-MM2H. Distinct published federal MM2H tier.
Medical exam: Required
Renewable: Yes
Renewal: 10-year pass with Multiple Entry Visa for principal and dependants. After the 10 years, renewable every 5 years with a valid passport, latest medical report and health insurance.
Work: Business, investment and career not allowed.
Minimum stay: 90 days (cumulative) a year in Malaysia; for ages 25 to 49 this can be met by the principal and/or dependants.
Parents: Parents and/or parents-in-law.

Approval is never guaranteed. Information available, not legal advice.
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Income & Capital requirements

Fixed deposit and Forest City property conditions as published on MOTAC SEZ/SFZ Terms PDF (thresholds change — verify live mm2h.gov.my / MOTAC PDF
no fee amounts stored here).
Up to 50% may be withdrawn after approval for a home, education, medical or tourism costs in Malaysia.
Fixed deposit — SEZ/SFZ age 50+: USD 32,000; SEZ/SFZ age 21-49: USD 65,000

Documents

Meet SEZ/SFZ age/FD/property/presence criteria on live MOTAC PDF
Passport
MM2H application pathway as directed

Principal

MM2H pass (Social Visit Pass with Multiple Entry Visa)
Eligible: Yes
Minimum age: 21
Work: Business, investment and career not allowed.
Last verified: 12/10/2026
Age 21-49 band: 90 days a year stay. Age 50+ band: no minimum stay.
https://www.mm2h.gov.my/category/overview
https://www.mm2h.gov.my/category/overview

Spouse

MM2H pass (dependant)
Eligible: Yes
Partner: Spouse (wife/husband)
Last verified: 13/10/2026
https://www.mm2h.gov.my/category/sez
https://www.mm2h.gov.my/category/sez

Child

MM2H pass (dependant)
Eligible: Yes
Maximum age: 20
Student exception maximum age: 34
Disabled exception: Yes
Last verified: 13/10/2026
Aged 21 to 34: must be unemployed and single while in Malaysia. Disabled children (medically certified): no age limit.
https://www.mm2h.gov.my/category/sez
https://www.mm2h.gov.my/category/sez

Parent

MM2H pass (dependant)
Eligible: Yes
Last verified: 13/10/2026

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Parents and/or parents-in-law.
https://www.mm2h.gov.my/category/sez
https://www.mm2h.gov.my/category/sez

Related programmes

MM2H Special Economic Zone / Special Financial Zone category (Forest City Johor)
Programme: MM2H SEZ / SFZ (Forest City Johor)
Malaysia My Second Home (MM2H)
MM2H Gold
Programme: Gold
MM2H Platinum
Programme: Platinum
MM2H Silver
Programme: Silver
Sabah–Malaysia My Second Home (Sabah-MM2H)
Programme: Sabah state programme
Sarawak–Malaysia My Second Home (S-MM2H)
Programme: Sarawak state programme

Official sources

https://www.mm2h.gov.my/category/sez
https://www.mm2h.gov.my/category/sez

Your quote

Fees are confirmed in your personal quote.