

**Property Day
2013**

Genoa 6/12/2013

A Comparative Study on

Real Estate Property Taxation in Europe

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Private Real Estate Property: The most burdened form of private capital

- **R.E.P. is the most visible investment.**
- **Always remains at the centre of people's interest regardless of social grade, cultural or economic level.**
- **It is considered as the safest kind of investment as well as the most acceptable sign of credibility.**
- **It totally permeates the social and financial structure of a country.**

Private Real Estate Property: The most burdened form of private capital

Income Taxation

- Personal Income Tax
- Corporate Income Tax
- Additional Taxes on Income
- Owner Occupied Housing Tax

Capital Taxation

- Property Tax
- Net Wealth Tax
- Inheritance/Donations Tax
- Capital Gains Tax

Taxation of Cost

- Transfer Tax
- Value Added Tax

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- It affects the income received by an individual or a company during a year.
- In the majority of countries, rental income is added to the income by other sources and is taxed in total, but in Greece, Hungary, Ireland, Italy, Norway, Romania and Sweden as well as in Belgium and Switzerland (concerning the local income tax), rental income is taxed separately.
- In some countries the expenses for renovation, maintenance, loan interests, management of property or even advertising and real estate agent fee are deductible.

Personal Income Tax				
COUNTRY	BRACKETS	RATES	ADDITIONAL TAXES	MAIN DEDUCTIONS
AUSTRIA	First 11000€ 10000-25000€ 25000-60000€ Above 60000€	0% 36.50% 43.2143% 50%		Repair cost Renovation costs
BELGIUM	First 8350€ 8350-11890€ 11890-19810€ 19810-36300€ Above 36300€	25% 30% 40% 45% 50%	Local income tax	Each spouse or single person: 6430 € (free of tax), For 1 protected child: 1370€, For 2 children: 3.520€, For 3 children: 7.880€ For 4 children: 12.750€ For each other protected person: 1.310€ For each protected person older than 65 years: 2.730€
BULGARIA	Whole income	10%		Exemption for rental income from agricultural land Deduction up to 10% of the rental income for eligible cost
CYPRUS	First 19.500€ 19500€ - 28000€ 28000€ - 36300€ 36301€ - 60000€ Above €60000	0% 20% 25% 30% 35%	3%	20% of gross rental income wear and tear allowances (depreciation) expenditure for the maintenance of buildings. Under preservation order (subject to conditions)
CZECH REP.	Whole income	15%		Maintenance and repairs
DENMARK	Whole Income	24,6%	8% (Health Tax)	

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Personal Income Tax				
COUNTRY	BRACKETS	RATES	ADDITIONAL TAXES	MAIN DEDUCTIONS
FINLAND	Whole income	30-32%		Part of interest in case of a property loan Renovation cost.
FRANCE	First 5.963€ 5.963-11.896€ 11.896-26.420€ 26.420-70830€ 70830-150000€ Above 150000€	0% 5,5% 14% 30% 41% 45%	16,6%	Maintenance Insurance and administration of rented premises (justified by invoices)
GERMANY	First 8.004€ 8005-13469€ 13470-52881 52881-250730€ Above 250730€	0% $(912,17 \cdot y + 1.400) \cdot y$ $(228,74 \cdot z + 2.397) \cdot z + 1.038$ 42% less 8.172€ 45% less 15.694	5,5% 8-9% 5-16%	
GREECE	First 12000€ Above 12000€	10% 33%	1,5-3% 3,6% 1-4%	
HUNGARY	Whole income	16%		
IRELAND	First 32800€ Above 32800€	20% 41%	2-7% 4%	Single person: 1650€ Married couple: 3300€ One-parent family: 1650€ (additional) Loan interests Tax refunding 200€ for rent in case of single and under 55 years old persons.
ITALY	Whole income	15-21%	1,23-2,03% + 0,8% (max)	30% for the lease contract with rent agreement

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Personal Income Tax				
COUNTRY	BRACKETS	RATES	ADDITIONAL TAXES	MAIN DEDUCTIONS
NORWAY	Whole income	28%		Income from letting of a part of a house where the owner lives in is tax-exempted if the letting area is less than 50% of the total area of the house
PORTUGAL	First 7000€ 7000-20000€ 20000-40000€ 40000-80000€ 80000-250000€ Above 250.000€	14,5% 28,5% 37% 45% 48%+2,5% 48%+5%		Substantiated maintenance expenses and the municipal immovable property tax . Tax credit of 15% of interest and principal repayments on loans. Construction or renovation of the taxpayer's permanent residence. Renting out immovable property in rental contracts which is the tenant's permanent residence, up to a limit of 296€
ROMANIA	Whole income	16%		
SLOVAKIA	First 34402€ Above 34402€	19% 25%		Maintenance cost
SLOVENIA	First 2800€ 2800-7188€ 7188-14.375€ Above 14.375€	0% 16% 27% 41%		General Deduction For dependent family members: 2.066-8.246€ For taxpayers over 65 years of age: 1.250€. 13,5% of pension

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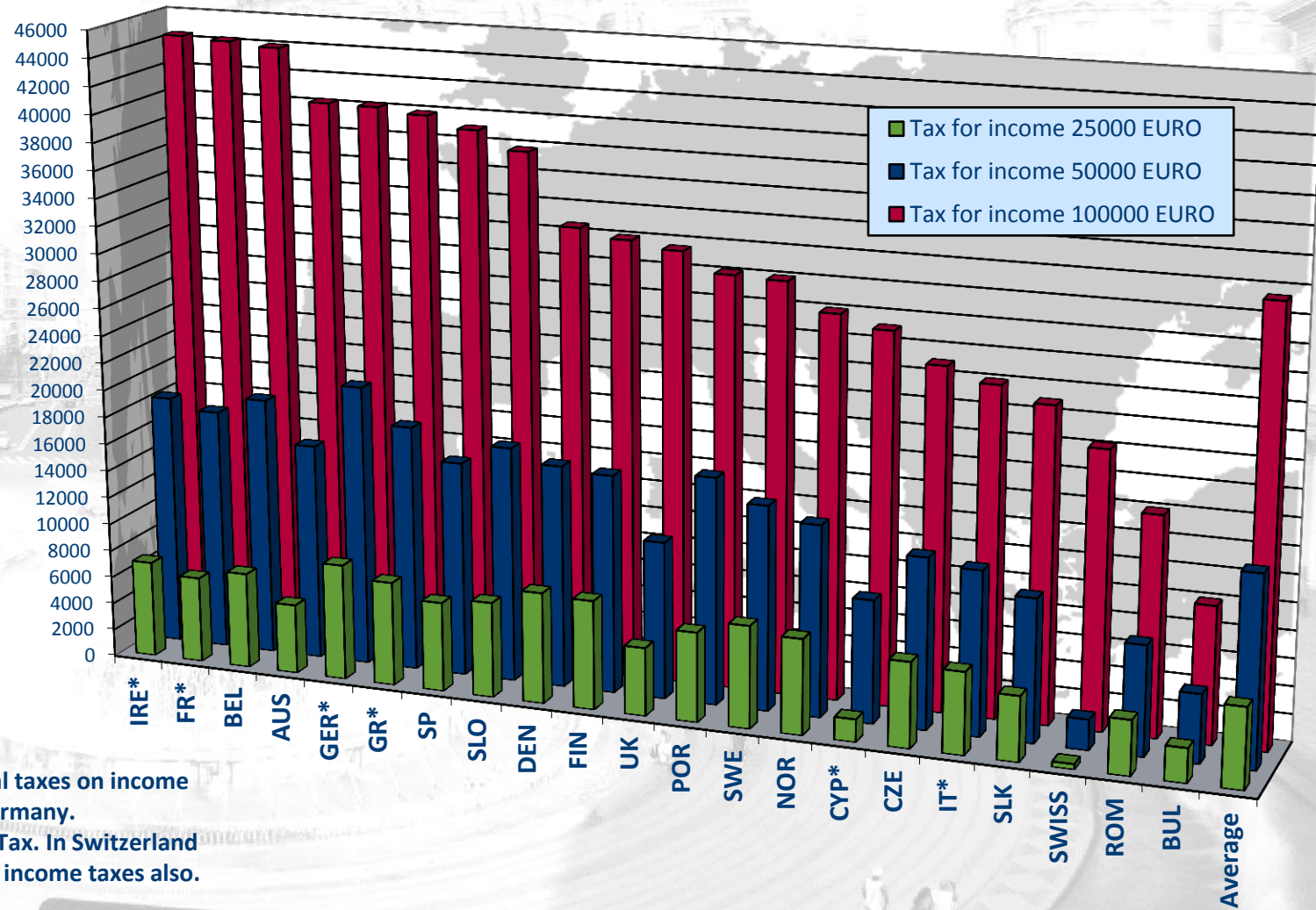
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Personal Income Tax				
COUNTRY	BRACKETS	RATES	ADDITIONAL TAXES	MAIN DEDUCTIONS
SPAIN	First 17707€	24,75%	YES	
	17700-33007€	30%		
	33007-53407€	40%		
	53407-120000€	47%		
	120000-175000€	49%		
	175000-300000€	51%		
	Above 300000€	52%		
SWEDEN	Whole Income	30%		
SWITZERLAND	First 14471€	0€	YES	Loan interest maintenance costs, administration costs incurred by third person payments for environmental or energy saving measures.
	14471-25772€	0.77%		
	25772-33659€	0.88%		
	33659-44959€	2.64%		
	44959-58943€	2.97%		
	58943-63577€	5.94%		
	63577-84309€	6.60%		
	84309-109512€	8.80%		
	109512-143171€	11%		
	143171-614065€	13.20%		
UNITED KINGDOM	First 38421€	20%		publicity-advertising, repairs, cost of related services, managing fees, insurance, Loan interests
	38421-180041€	40%		
	Above 180041€	45%		

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Total taxation of personal r.e.p. income in Europe



* Including all the additional taxes on income and Church Tax 8-9% for Germany.
** Concerns only the State Tax. In Switzerland and Belgium there are local income taxes also.

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Corporate Income Tax

COUNTRY	BRACKETS	RATES	ADDITIONAL TAXES	MAIN DEDUCTIONS
AUSTRIA	Whole income	25%		Repair – renovation cost
BELGIUM	0 – 25000€	24,98%		
	25000 – 90000€	31,93%		
	90000 – 322500€	35,54%		
	Above 36300€	33,99%		
BULGARIA	Whole income	10%		Exemption for rental income from agricultural land Deduction up to 10% of the rental income for eligible cost
CYPRUS	Whole income	12,5	3%	Running expenses, Maintenance of buildings. Under preservation order
CZECH REP.	Whole income	19%		Maintenance and repairs
DENMARK	Whole income	25%		
FINLAND	Whole income	30-32%		Part of interest in case of a property loan Renovation cost.
FRANCE	Whole income	33,33%	16,6%	Maintenance Insurance and administration of rented premises (justified by invoices)
GERMANY	Whole income	15%	5,5%	
			3,5%	
GREECE	Personal companies	20%	1,5-3%	
	Capital companies	26%	3,6%	
HUNGARY	0-1660000	10%		
	Above 1660000	19%		

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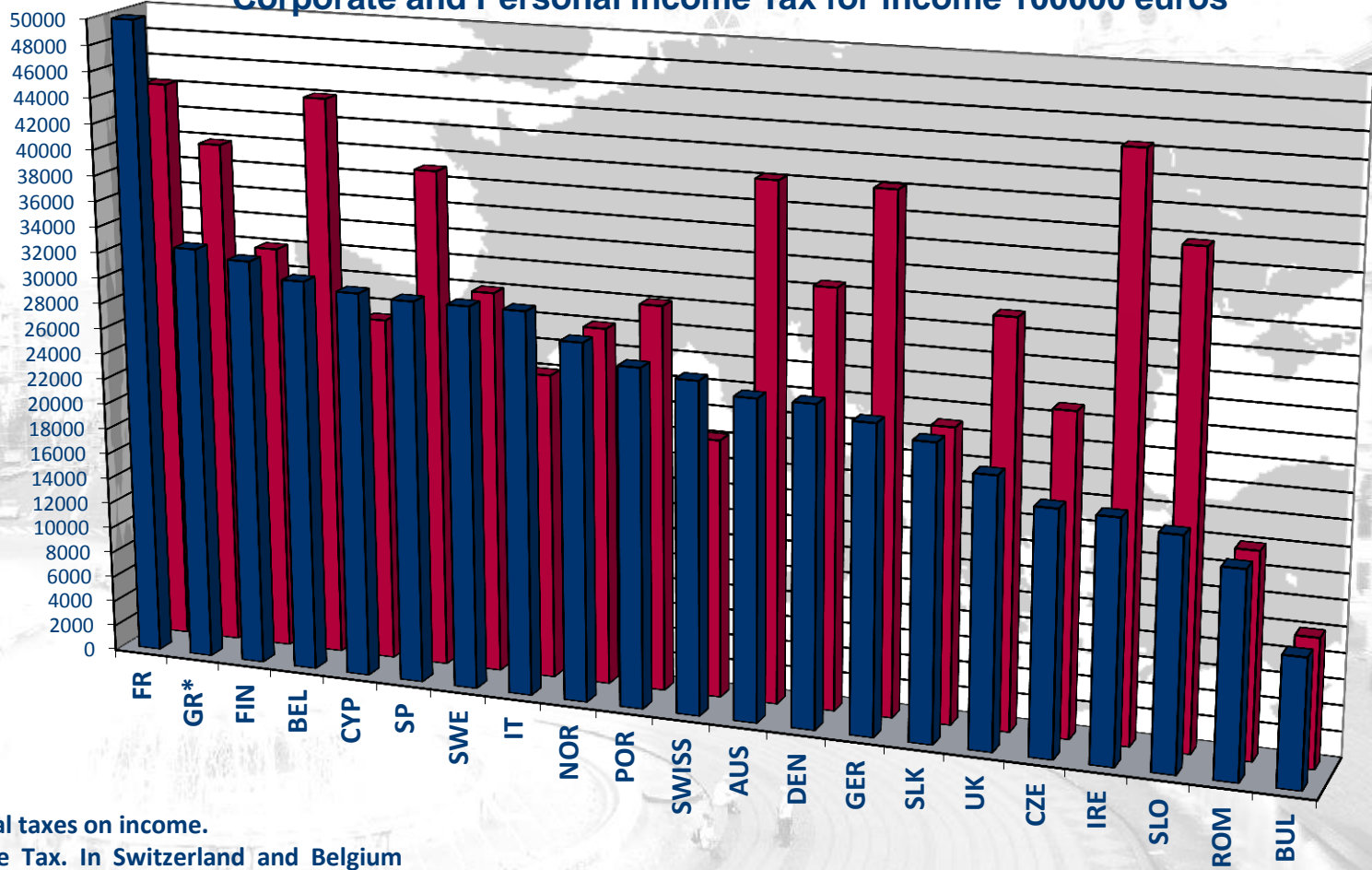
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Corporate Income Tax				
COUNTRY	BRACKETS	RATES	ADDITIONAL TAXES	MAIN DEDUCTIONS
IRELAND	Whole Income	12,5%	2-7%	Loan interests
ITALY	Whole income	27,5%	1,23-2,03% + 0,8%(max)	
NORWAY	Whole income	28%		
PORTUGAL	Whole income	25%	1,5%	Substantiated maintenance expenses and the municipal immovable property tax . Tax credit of 15% of interest and principal repayments on loans.
ROMANIA	Whole income	16%		
SLOVAKIA	Whole income	23%		Maintenance cost
SLOVENIA	Whole income	18%		
SPAIN	Whole income	30%		
SWEDEN	Whole income	30%		
SWITZERLAND	Whole income	8,5%		Loan interest Maintenance costs, administration costs incurred by third person Payments for environmental or energy saving measures.
UNITED KINGDOM	First 360082€	21%		Publicity-advertising, Repairs, Cost of related services, Managing fees, Insurance Loan interests
	360082-1800412€ Above 1800412€	28%		

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Corporate and Personal Income Tax for income 100000 euros



*Including all the additional taxes on income.
 **Concerns only the State Tax. In Switzerland and Belgium there are local income taxes also.
 ***The data concerns income of capital companies. In Greece personal companies, are taxed under a lower tax rate.

■ Corporate Income Tax
 ■ Personal Income Tax

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Owner Occupied Housing Tax

- It affects the indirect profit of someone who lives in his own house and doesn't pay rent.
- Usually the tax base is the estimated or cadastral rental value.
- Usually there is a single tax rate but in some cases (Greece and some cantons of Switzerland) the estimated profit is added to income.



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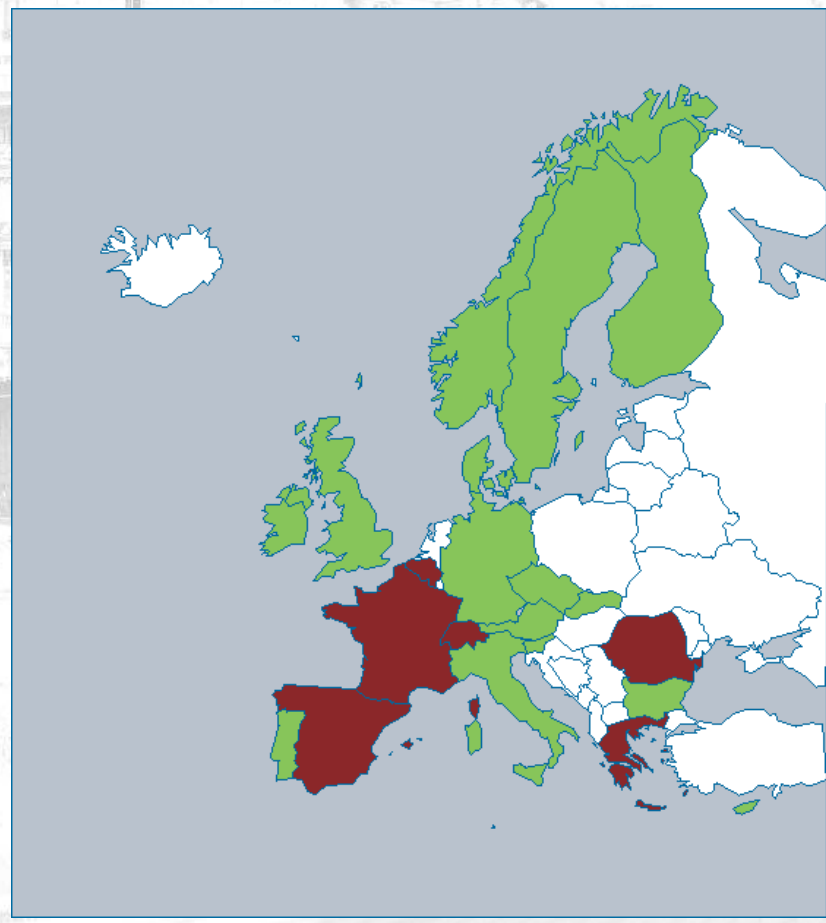
Income Taxation

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Owner Occupied Housing Tax

-  **Applicable tax**
-  **Not Applicable tax**
-  **No Information**



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General Remarks

- Although capital can have many different forms (cash, jewellery, shares, stocks, art works) real estate property is the only taxable kind of capital in the great majority of European countries.
- The tax base is the assessed (estimated) value of property , without regard to the real taxable capacity of the tax-payer.
- Capital taxation includes the recurrent property taxation, the taxation on inheritance and donations as well as the taxation on capital gains.

Forms of capital taxation

Recurrent Property Taxation

- Levied on the assessed value or the assessed income of property.
- It can be national/federal, regional or local.
- In most cases it is calculated on the value of each piece of property separately, but in some countries it is calculated on the r.e.p value as a whole.

Taxation on Donations and Inheritances

- Levied on the assessed value or the assessed income of property.
- In most cases, it takes into consideration the family tie between inheritor/donator and beneficiary/recipient.

Taxation of Capital Gains

- Levied on the difference between the purchase price and the sale price of property in case of a transaction.
- In some countries, capital gains are treated as income and taxed under the same tax scale.

Forms of capital taxation

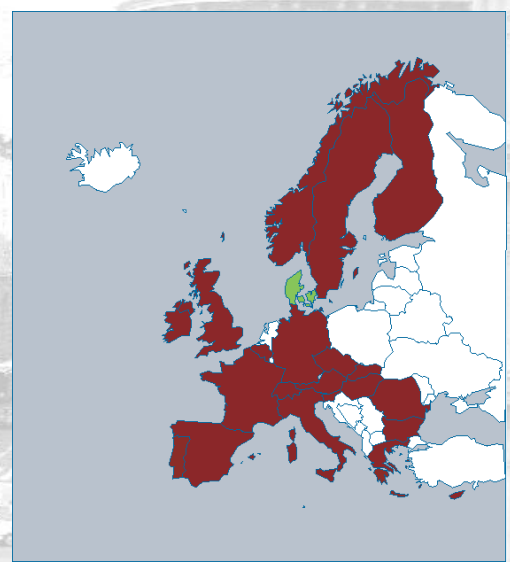
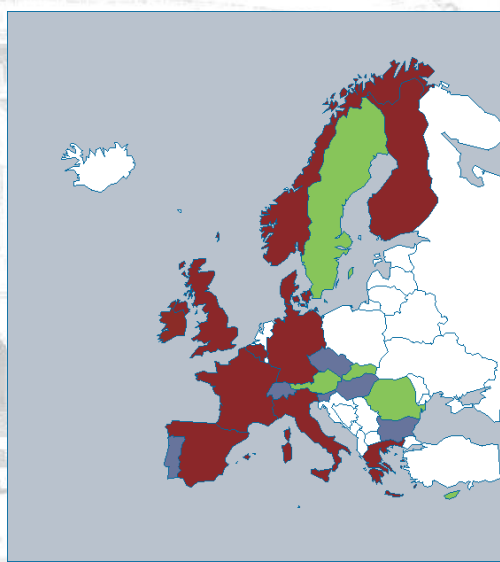
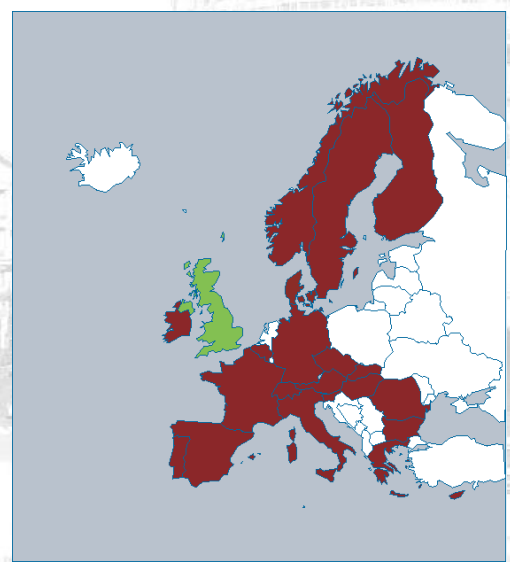
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Property Taxes

Inheritance/Donations Tax

Capital Gains Tax



- No information
- Applicable tax
- Partly abolished tax
- Not applicable tax

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The real estate property evaluation

- The most important matter concerning capital taxation, and especially the recurrent property taxation as well as inheritance and donation taxation, due to the fact that is no actually a transaction with a specified price which could consist the tax base.
- In most countries the evaluation system practically underestimates the r.e.p. value in order to avoid an excessive and unfair taxation.
- The assessed values are usually up to 70-75% of real market values, but in case of Italy and Greece, due to the crisis, the assessed value in many cases is much higher than market value.

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The real estate property evaluation

**Below
market value**

- Austria
- Bulgaria
- Cyprus
- Czech Rep.
- Finland
- France

(Market Value for ISF)

- Germany
- Slovenia
- Spain
- Sweden
- Switzerland

**Italy
Greece**

**Above
market value**

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Annual Real Estate Property Tax

COUNTRY	TAX NAME	TYPE OF R.E.P.	TAX BASE	CALCULATION ON		RATE	EXEMPTIONS
				TOTAL VALUE OF PROPERTY	EACH PIECE OF PROPERTY		
AUSTRIA	Property Tax	Any R.E.P	Assessed value		✓	2-1,5‰	
BELGIUM	Précompte immobilier	Any R.E.P.	Assessed revenue	✓		40-50%	YES
BULGARIA	Real Estate tax	Any R.E.P.	Assessed value		✓	0,1-4,5‰	856,45
CYPRUS	State Tax	Any R.E.P.	Assessed value	✓		0,6-1,9%	NO
	Local Tax	Any R.E.P.	Assessed value		✓	Up to 1%	NO
CZECH REP.	Property Tax	Arable land, etc.	Assessed value		✓	0,75%	NO
		Grasslands, forests etc	Assessed value		✓	0,25%	NO
		Built-up area,	Square meter		✓	0,008€/m ²	NO
		Building plot, residential houses, apartments.	Square meter		✓	0,08-0,4€/m ²	NO
		Buildings for recreation	Square meter		✓	0,24-1,2€/m ²	NO
		Buildings used for industry etc	Square meter		✓	0,40-2€/m ²	NO
DENMARK	Property Tax	Any R.E.P.	Assessed value		✓	1-3%	YES
	Municipal Land Tax	Land	Assessed value		✓	3,4%	
FINLAND	Property Tax	Land	Assessed value		✓	0,60-1,30%	Agriculture-Forestry Land
		Buildings	Assessed value		✓	0,32-0,75%	Reductions for old buildings

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Annual Real Estate Property Tax

COUNTRY	TAX NAME	TYPE OF R.E.P.	TAX BASE	CALCULATION ON		RATE	EXEMPTIONS
				TOTAL VALUE OF PROPERTY	EACH PIECE OF PROPERTY		
FRANCE	Land tax	Land	80% of the assessed rental value		✓	0-10% (2,3% on average)	
	Property tax	Buildings or premises	50% of the assessed rental value		✓	4,5%-29,26% (17,04 on average)	YES
	Property Tax	Furnished accommodation	50% of the assessed rental value		✓	4,50%-29,26%	
	Tax on professional premises	Buildings or premises	50% of the assessed rental value		✓	4,50%-29,26%	
	impôt sur la fortune	Any R.E.P.	Market value	✓		0,50% -1,50%	800000€
GERMANY	Property Tax	R.E.P. in Former Federal Area	Assessed value	✓		2,6-3,5%	NO
		R.E.P. in New Laender	Assessed value	✓		0,5-1%	NO
		Agricultural & Forestry undertakings	Assessed value	✓		0,6%	NO

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Annual Real Estate Property Tax

COUNTRY	TAX NAME	TYPE OF R.E.P.	TAX BASE	CALCULATION ON		RATE	EXEMPTIONS
				TOTAL VALUE OF PROPERTY	EACH PIECE OF PROPERTY		
GREECE	Special Property Impost	Urban property connected with electric power system	Square meter		✓	2,55-17€/ m ²	NO
	State Property Tax	Urban property	Assessed value	✓		0,2-2%	200.000€
	Local Property Tax	Urban property	Assessed value		✓	0,025-0,035‰	NO
	Special Property Tax	Urban property	Assessed value	✓		15%	NO
HUNGARY	Property Tax	Land	Square meter		✓	0,67€/ m ²	
		Buildings	Square meter		✓	3,68€/ m ²	
IRELAND	Rates	Commercial property	Assessed value	✓		0,18-1%	NO
ITALY	Communal Property Tax	Any building	Assessed value		✓	0,2-1,9%	First domicile
NORWAY	State Tax	Any R.E.P.	25% of market value in case of main residence 60% of market value in case of all the other r.e.p.			1,1%	105455€
	Local Tax	Any R.E.P.	10-100% of market value		✓	0-0,7%	Up to 145.455€/ building

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Annual Real Estate Property Tax

COUNTRY	TAX NAME	TYPE OF R.E.P.	TAX BASE	CALCULATION ON		RATE	EXEMPTIONS
				TOTAL VALUE OF PROPERTY	EACH PIECE OF PROPERTY		
PORTUGAL	Local Tax	Land	Assessed value		✓	0,8%	NO
		Recently evaluated buildings	Assessed value		✓	0,3-0,5%	NO
		No recently evaluated buildings	Assessed value		✓	0,5-0,8%	NO
		Vacant buildings or ruins	Assessed value		✓	Triple of the previous rates	NO
		Buildings belonging to residents in tax havens	Assessed value		✓	7,5%	NO
	Stamp Tax	Houses of value over 1000000€	Assessed value		✓	1%	NO
ROMANIA	Property Tax	Buildings and unimproved land	Assessed value		✓	1% (Individuals) 0.25-1.5% (Legal persons)	YES
SLOVAKIA	Property Tax	Land	Assessed value		✓	0.25%	
		Buildings-Apartments	Square meter		✓	0.033€/ m ²	NO

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Annual Real Estate Property Tax

COUNTRY	TAX NAME	TYPE OF R.E.P.	TAX BASE	CALCULATION ON		RATE	EXEMPTIONS
				TOTAL VALUE OF PROPERTY	EACH PIECE OF PROPERTY		
SLOVAKIA	Property Tax	Land	Assessed value		✓	0.25%	
		Buildings- Apartments	Square meter		✓	0.033€/ m ²	NO
SLOVENIA	Charge for the use of building ground	Vacant and constructed building land	Assessed value		✓	No information available	YES
SWEDEN	Property tax	Detached houses	Assessed value			0,75% of 75% of the value	Max. 792€/year
	Property Tax	Condominiums	Assessed value			0,4%	Max. 135€/year
SPAIN	Property tax	Urban property	Assessed value	✓		0,4-1,1%	
	Property Tax	Rural property	Assessed value	✓		0,3-0,9%	
SWITZERLAND	Wealth Tax	Any R.E.P.	Assessed value	✓		Cantonal	81300€
	Real Estate Tax	Any R.E.P. in some Cantons	Assessed value		✓	Cantonal	
UN. KINGDOM							NO

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Capital Taxation

INHERITANCE/DONATIONS TAX

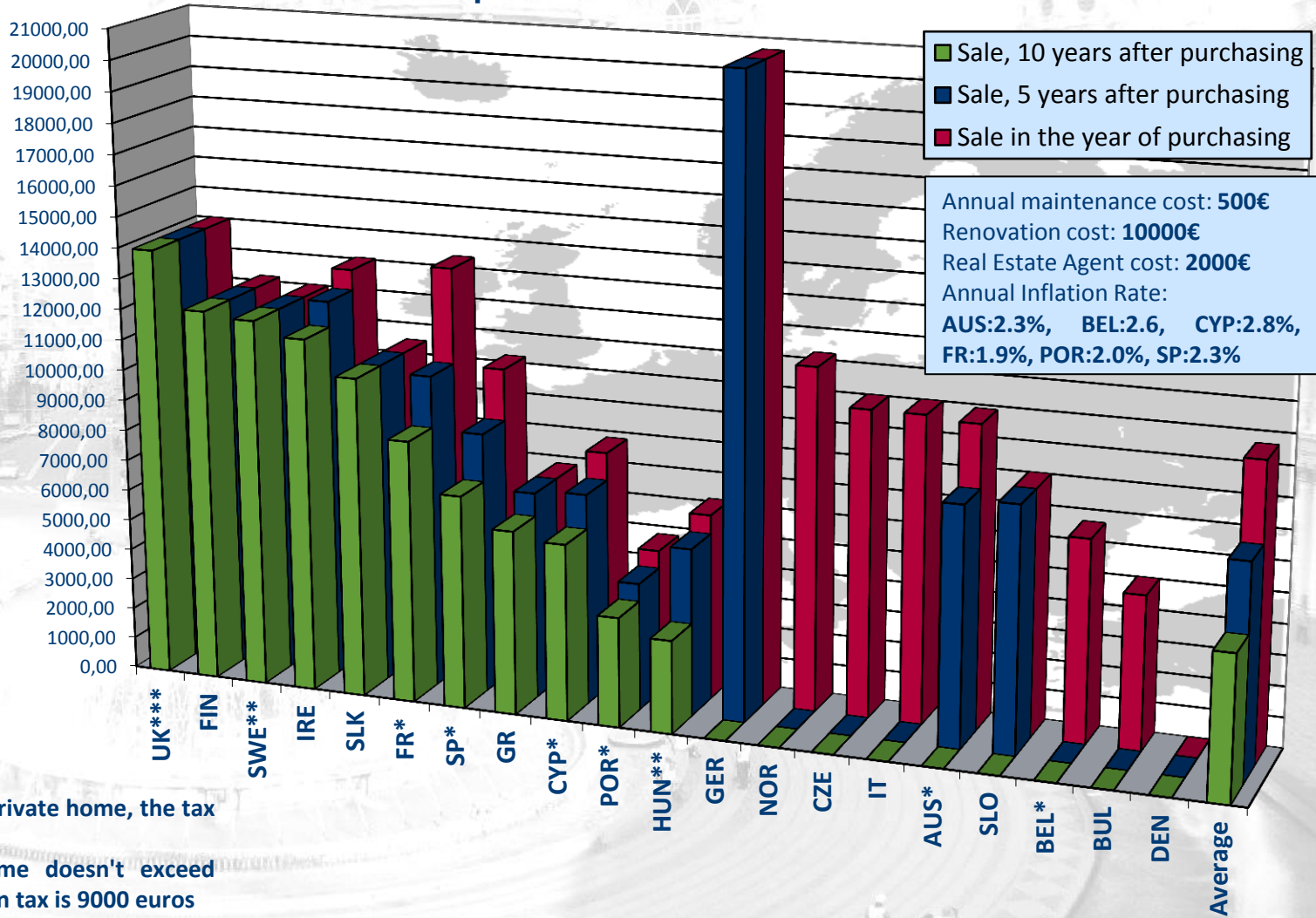
COUNTRY	CHILDREN		SPOUSES		BROTHERS		STRANGERS	
	Rates	First/Last Bracket	Rates	First/Last Bracket	Rates	First/Last Bracket	Rates	First/Last Bracket
BELGIUM	3-30%	50000€ 500000€	3-30%	50000€ 500000€	20-65%	12500€ 250000€	40-80%	50000€ 175000€
BULGARIA	0%	Total	0%	Total	0,4-0,8%	127448€	3,3-6,6%	127448€
CZECH REP.	0%	Total	0%	Total	0%	Total	(7-40%) x 0,5	40000€ 2000000€
DENMARK	0-15%	34055€	0%	Total	15%+25%	34055€	15%+25%	34055€
FINLAND	7-19%	20000€ 1000000€	7-19%	20000€ 1000000€	20-35%	20000€ 1000000€	20-35%	20000€ 1000000€
FRANCE	5-45%	8072€ 1805667€	0%	Total	35-45%	24.430€	60%	Total
GERMANY	7-30%	75000€ 26000000€	7-30%	75000€ 26000000€	15-43%	75000€ 26000000€	30-50%	6000000€
GREECE	0-10%	150000€ 600000€	0-10%	150000€ 600000€	0-20%	30000€ 300000€	0-40%	6000€ 267000€
HUNGARY	0%	Total	0%	Total	18%	Total	18%	Total
IRELAND	0-33%	225000€	0%	Total	0-33%	30150€	0-33%	15075€
ITALY	0-4%	1000000€	0-4%	1000000€	6%	100000€	6-8%	Total
NORWAY	0-10%	56970€ 96970€	0%	Total	0-15%	56970€ 96970€	0-15%	56970€ 96970€
PORTUGAL	0%	Total	0%	Total	10,8%	Total	10,8%	Total
SLOVENIA	0%	Total	0%	Total	5-14%	10000€ 400000€	12-39%	10000€ 400000€
SPAIN	7-32%	50000€ 800000€	7-32%	50000€ 800000€	7-32%	50000€ 800.000€	14-64%	50000€ 800000€
SWITZERLAND	0%	Total	0%	Total	Cantonal	Cantonal	Cantonal	Cantonal
UN. KINGDOM	0-40%	390089€	0%	Total	0-40%	390089€	0-40%	390089€

CAPITAL GAINS TAX							
COUNTRY	SYSTEM	RATE	DEDUCTIONS-EXCEPTIONS				
			Inflation	Maintenance	Renovation/ Investments	Period of ownership	Other
AUSTRIA	Special	25%	✓	✓	✓	10 years	
BELGIUM	Special	16,5-33%	✓		✓	5-8 years	Transaction expenses
BULGARIA	Income	10%				YES	
CYPRUS	Special	20%	✓		✓		Interests of a loan
CZECH REP.	Income	15%		✓	✓	2-5 years	Property insurance, property tax
FINLAND	Income	30-32%			✓	2 years (main residence)	Real Estate Agent cost, Transaction taxes
FRANCE	Special	35,6%	✓	✓	✓	30 years (Depreciation each year)	Main residence, value under 15000, interests Transaction expenses
GERMANY	Income	0-45%				10 years	Properties used by the owner
GREECE	Special	15%					
HUNGARY	Income	16%			✓	5-15 years	Transaction expenses
IRELAND	Special	33%		✓	✓		
ITALY	Special	20%				5 years	
NORWAY	Special	28%			✓	1 year	
PORTUGAL	Income	14,5-48%	✓		✓		
ROMANIA	Income	16%				10 years	
SLOVAKIA	Income	19-25%					
SLOVENIA	Special	20%			✓	10 years	
SPAIN	Special	21-27	✓	✓	✓		Management cost
SWEDEN	Special	30%			✓		
SWITZERLAND	Special	Cantonal			✓	Cantonal	
UN. KINGDOM	Special	18-28%					Private Residence Relief

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Capital Gains Tax for 50000 euros



**If the sold property is a private home, the tax is much lower

***If seller's annual income doesn't exceed 42454 euros, the capital gain tax is 9000 euros

General Remarks

- **Taxes on the cost take as a base the money spent on a transaction.**
- **Taxation on the cost is the most common form of taxation in Europe.**
- **Taxation on the cost includes real estate property transfer tax and value added tax (V.A.T.)**

Forms of the taxation on the cost

Real Estate Property Transfer Tax

- The tax base is the agreed contract value, but in some cases the assessed value if higher.
- Apart from Belgium, Greece and –in some cases- Spain and UK, the tax rates are quite low.
- The tax is paid by the purchaser.

Value Added Tax

- It can be levied on the cost of product and services, concerning r.e.p., on the transactions or on rental income.
- Wherever V.A.T. is levied on the transactions, is levied only on the sale of newly built building, in most cases sold by its constructor.
- Wherever V.A.T. is levied on the rental income, is levied only on income from commercial properties, in most cases when the tenant can deduct it



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Taxation on the Cost

TRANSFER TAX	
COUNTRY	RATE
AUSTRIA	3,5%-2% between relatives
BELGIUM	5-12,5% (Registration Duties) 1,3% (mortgage Duties on the mortgage value)
BULGARIA	2,5%
CYPRUS	3-8%
CZECH REP.	4%
DENMARK	-
FINLAND	2-4%
FRANCE	7,8%
GERMANY	3-5% in case of commercial buildings 3,5% (Bayern, Sachsen), 4,5% (Bremen, Hamburg, Niedersachsen) 5% (Berlin and all the other lader)
GREECE	8-10% +3% on Transfer Tax (Municipal Transfer Tax)
HUNGARY	4%
IRELAND	1-2% (Stamp duties for residential properties)
ITALY	10%
NORWAY	2,5%
POLAND	2%
PORTUGAL	6,5% (Buildings), 5% (Land) 8% (Acquisitions by residents in tax havens)
ROMANIA	1-3%
SLOVAKIA	-
SLOVENIA	2%
SPAIN	6-11%
SWEDEN	1,5% (Stamp duties)
SWITZERLAND	Cantonal (No Transfer Tax in Zurich)
UNITED KINGDOM	0-7% (For individuals) 0-15% (For companies)



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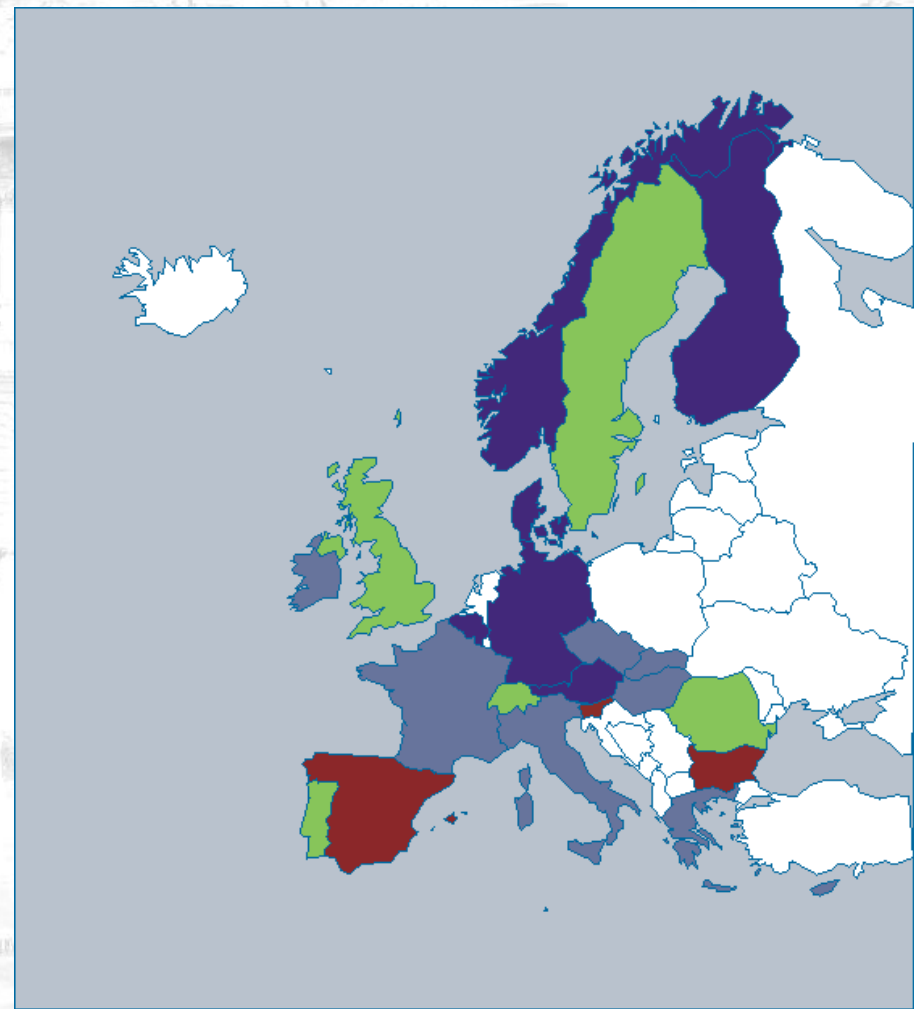
**Property Day
2013**

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Taxation on the Cost

Value Added Tax

-  V.A.T. only on Construction/renovation.
-  V.A.T. on Construction/renovation and Transactions.
-  V.A.T. on Construction/renovation and Rental Income.
-  V.A.T. on Construction/renovation, Transactions and Rental Income.
-  No information.



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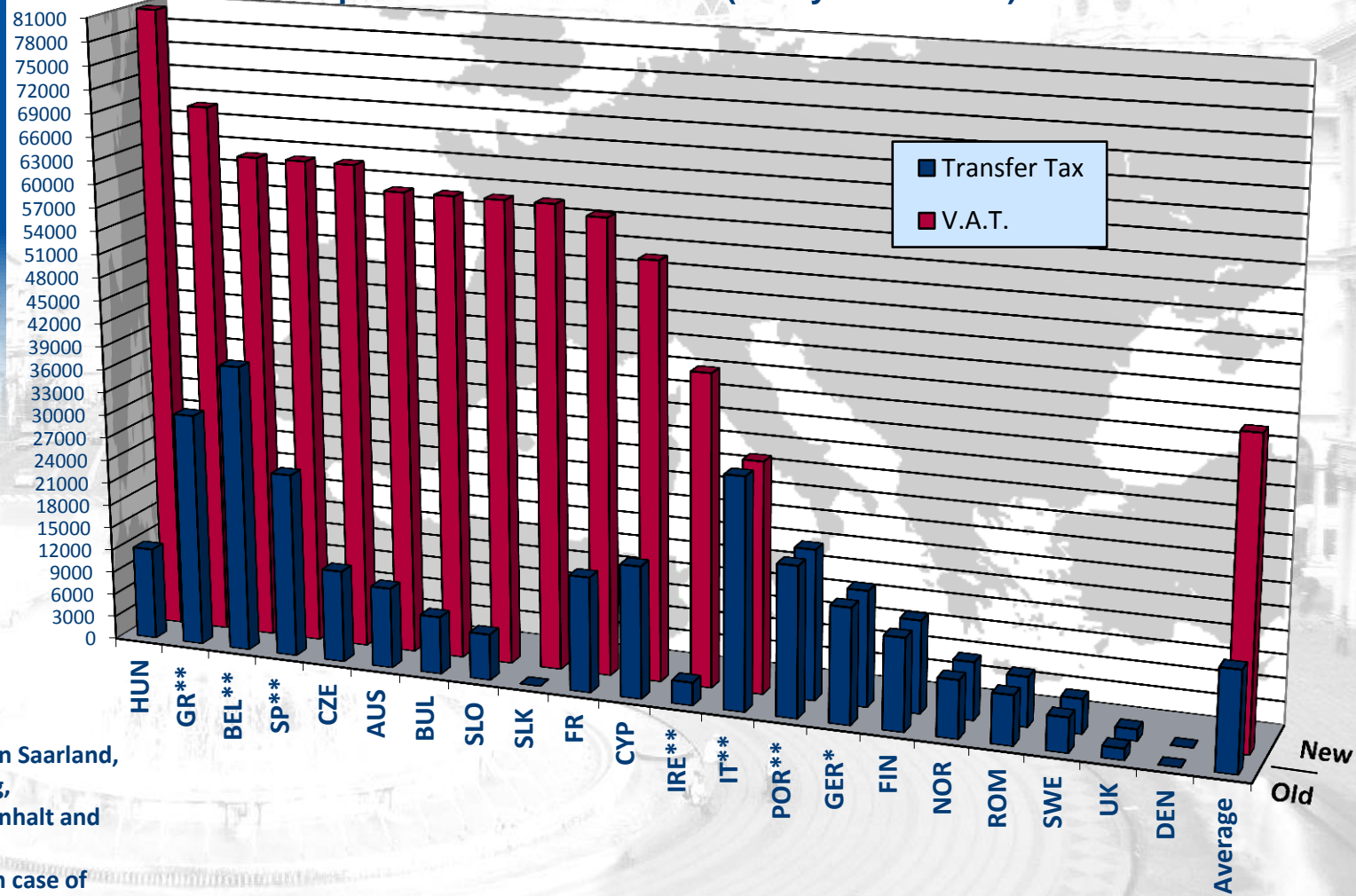
VALUE ADDED TAX				
COUNTRY	CONSTRUCTION	RENOVATION	TRANSACTIONS (from constructors)	RENTAL INCOME
AUSTRIA	20%	20%	0 or 20%	10% (residential) 0 or 20% (commercial)
BELGIUM	21%	6%	21% (New buildings)	-
BULGARIA	20%	20%	20% (New buildings)	20%
CYPRUS	18%	18%	18%	-
CZECH REP.	15-21%	15-21%	21% (New buildings)	-
DENMARK	25%	25%	-	25% (optional for commercial property if tenants pay VAT)
FINLAND	24%	24%	-	10% (commercial properties)
FRANCE	19,6%	7-19,6%	19,6%	-
GERMANY	19%	19%	-	19% (commercial properties)
GREECE	23%	23%	23% (New buildings)	-
HUNGARY	27%	27%	27%	-
IRELAND	13,5%	13,5%	13,5%	-
ITALY	10%	10%	10%	-
NORWAY	25%	25%	-	25% (optional for commercial properties if tenants pay VAT)
PORTUGAL	23%	23%	-	-
ROMANIA	19%	19%	-	-
SLOVAKIA	20%	20%	20%	-
SLOVENIA	20%	20%	20%	20% (commercial properties)
SPAIN	21%	21%	21%	21% (commercial properties)
SWEDEN	25%	25%	-	-
SWITZERLAND	8%	8%	-	8% (optional)
UNITED KINGDOM	20%	5%	-	-

Taxation on the Cost

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Tax on a purchase of a residence (newly built or old) with value 300000€



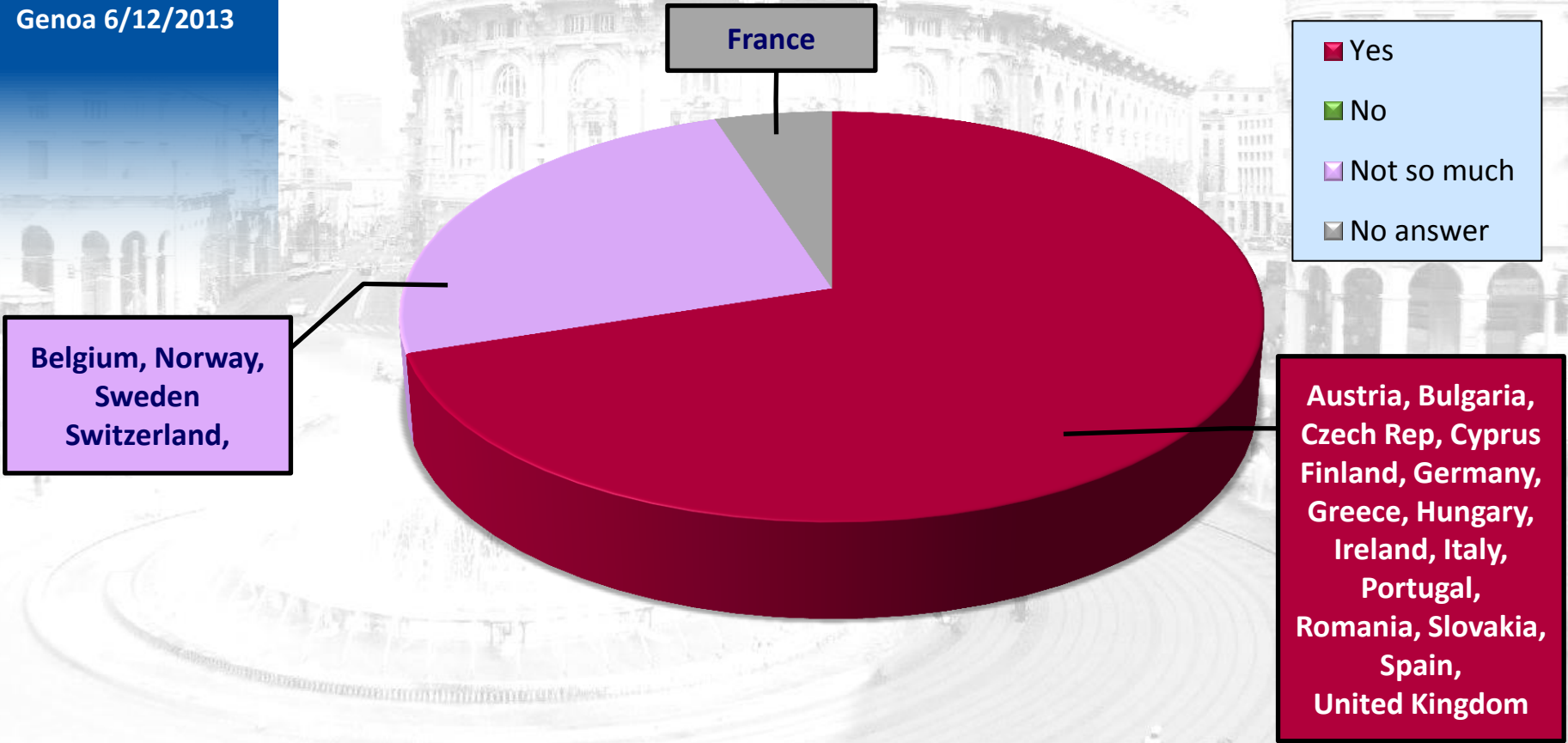
* Transfer Tax is higher in Saarland, Berlin, Bremen, Hamburg, Niedersachsen, Sachsen-Anhalt and Brandenburg.

**Transfer Tax is lower in case of purchasing the main or first residence.

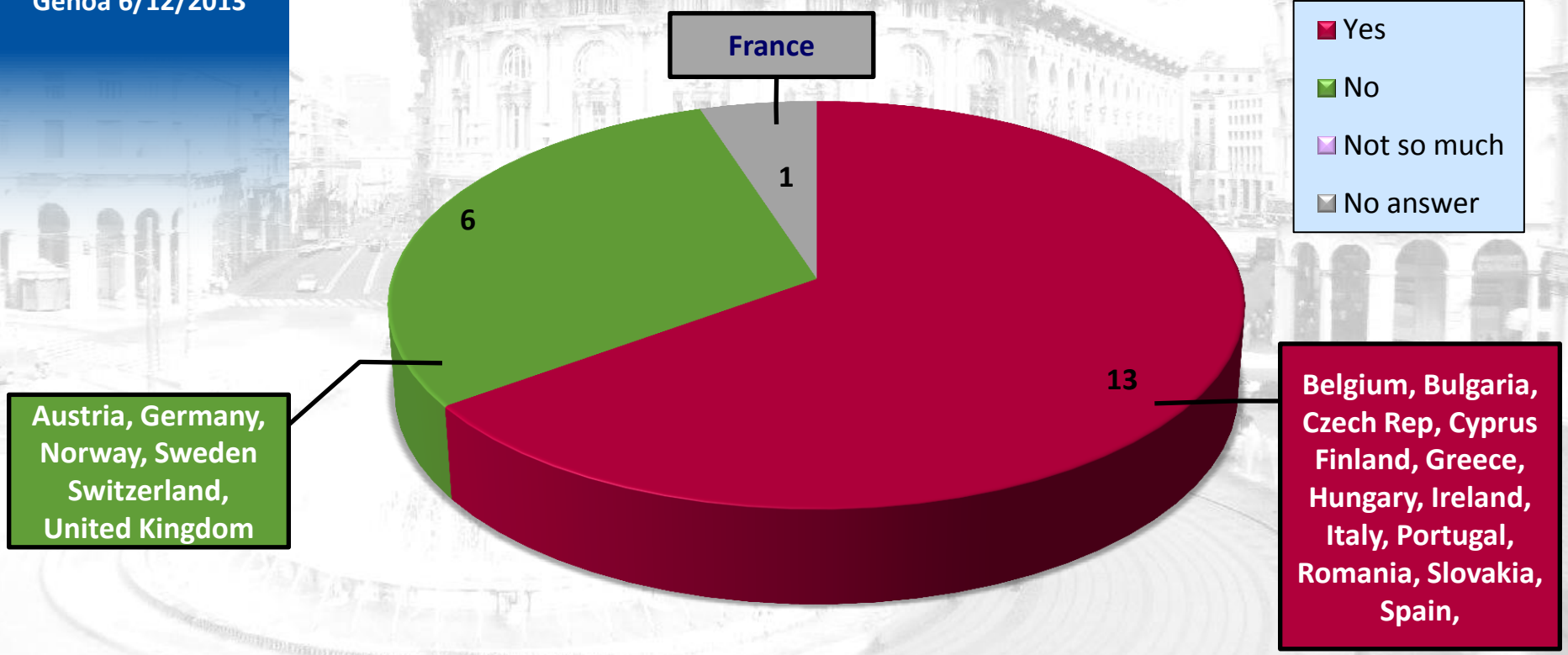
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Has your country been affected by the current financial/debt crisis?



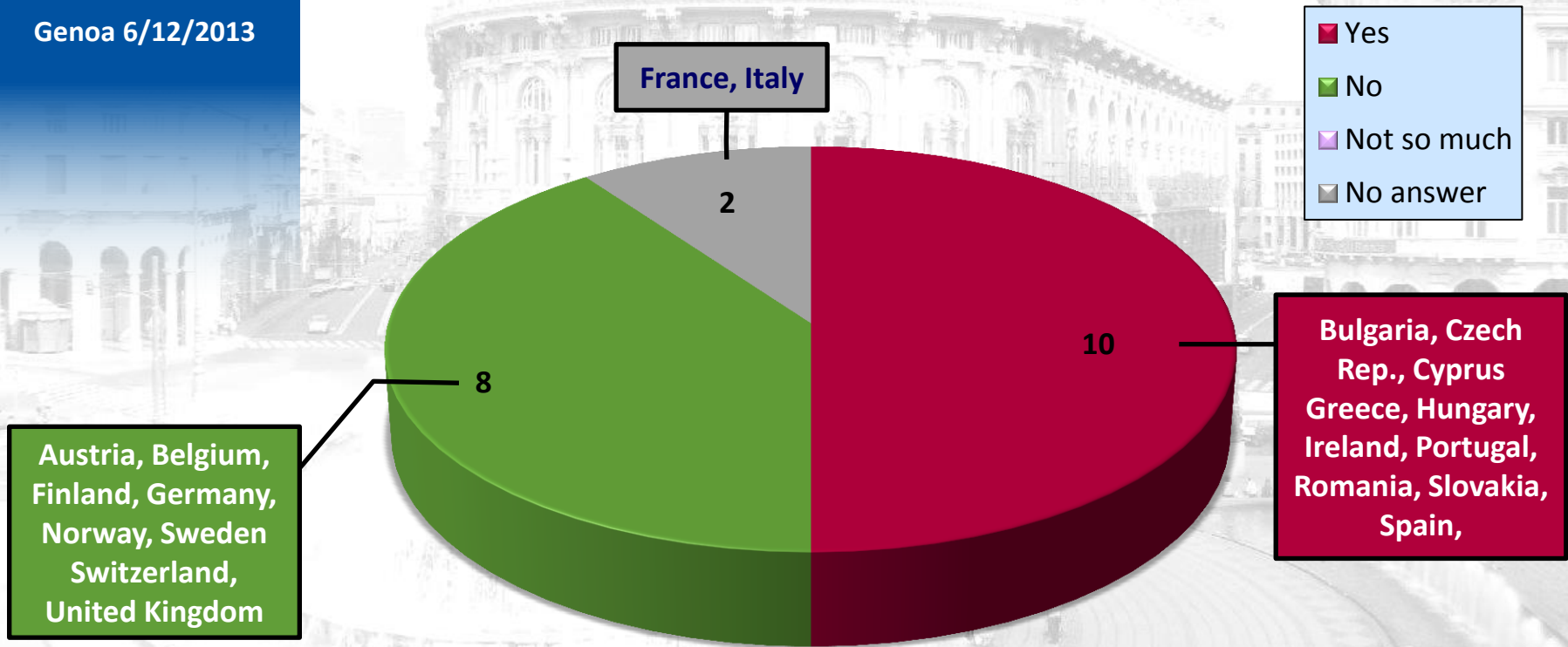
Is there any increase of vacant domiciles or commercial properties?



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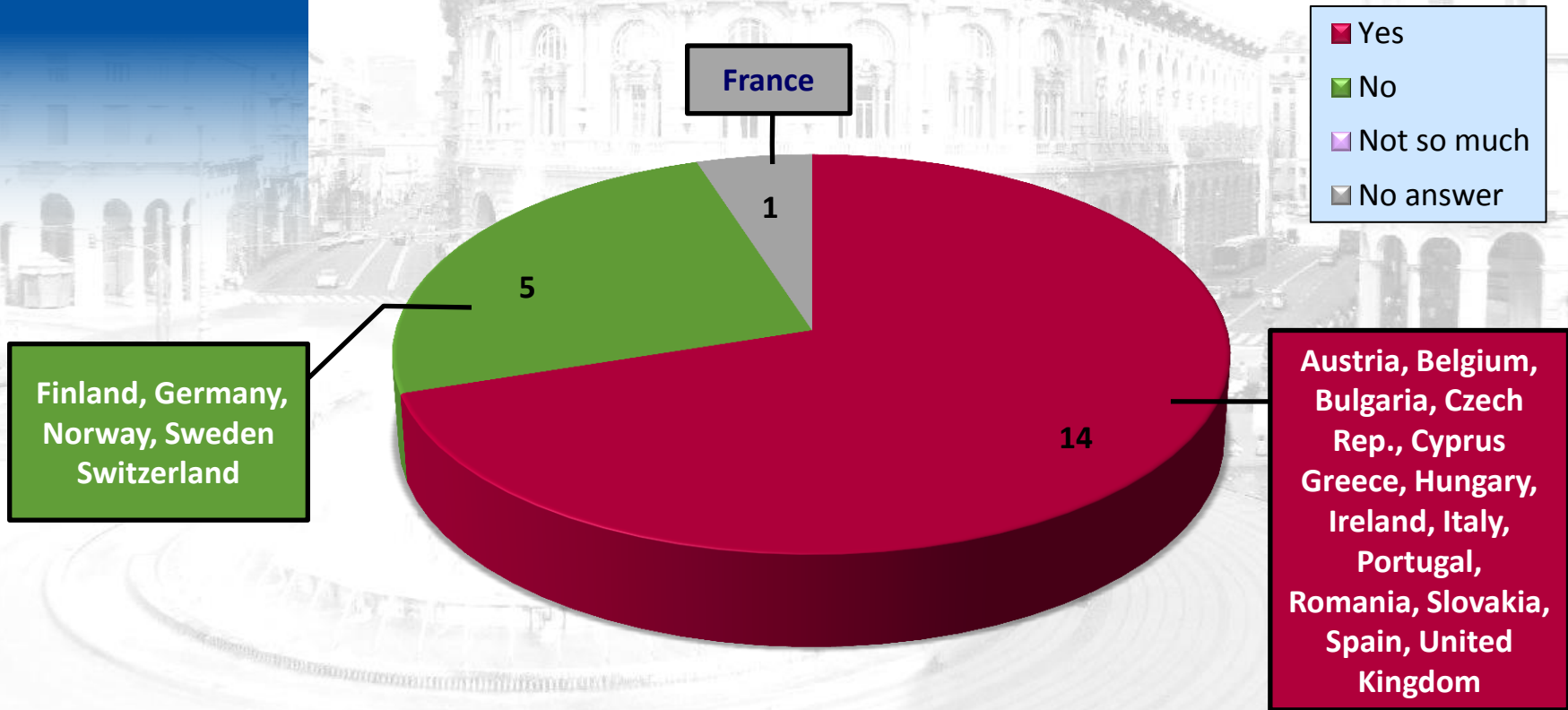
Have the rents been reduced?



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Has the number of not paying tenants been increased?



The reaction of National Governments to the crisis

COUNTRY	TAX MEASURES
AUSTRIA	Capital Gains Tax has adopted for the first time
BELGIUM	Increase of tax rates both of income and capital taxation
BULGARIA	Increase of local property tax
CZECH REP.	Increase V.A.T. and especially reduce V.A.T. concerning buildings' renovations
FINLAND	Increase of tax rates and abolition of deductions concerning real estate property
FRANCE	Abolition of tax limit (France was one of the countries where the total annual tax burden could not exceed a certain percentage of total annual income. Massive increase of tax rates concerning recurrent property taxation
GREECE	Increase of income tax rates and abolition of any deduction concerning real estate property, Increase of V.A.T. Adoption of a second state real estate property tax through electricity bills Adoption of capital gains tax without any deduction
IRELAND	Adoption of a property tax for the first time
ITALY	Increase of the tax rates concerning real estate property taxation
PORTUGAL	Adoption of a new recurrent real estate property tax (Stamp Tax) Increase of tax rates
ROMANIA	Increase of tax rates
SLOVAKIA	Increase local property tax
SPAIN	Increase income tax rates, Capital Gains Tax rates and V.A.T. rates.

- This study -more than the previous ones- shows that real estate property remains by far the most burdened form of capital, taxed by any possible tax, impost and contribution.
- Although the policy of the European Commission is to increase r.e.p. taxation in favor of improvement of national economies, the over-taxation of property can cause disastrous effects and consequences to the society.
- The over-taxation of property in the countries trying to confront the effects of financial and debt crisis, has a negative impact to the economy, as far as the real estate property market blocked and people cannot pay the taxes.
- Moreover, wherever taxation is unbearable, as in France, Greece and Italy, and many property owners are finally forced to sell their properties in order to pay their property taxes, there is a clear violation of the Property Right, which is a fundamental Human Right!



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