



BUYING PROPERTY IN GREECE

A. First steps to do if you decide to buy:

- hire a real estate agent to find your suitable property in your preferred area.
- hire a lawyer, who can take care of the issues relating to the purchase.

B. Steps to follow before buying property- through your Lawyer:

You need to run thorough checks on the property to ensure that the property is free of any unwanted charges. These checks are the following:

1. Check the deeds of the property
2. Make a legal title search to ensure that the seller is the true owner of the property
3. Check through the Land Register whether the property is burdened by any mortgages, other charges or third party rights.
4. Check the planning licences to ensure that the property follows the standards of the local planning authority where the property is placed
5. Check whether any environmental licenses were acquired and whether they have been obtained or not.
6. Check whether all the Forestry Authority licenses were obtained, where needed.

C. Bureaucracy to face:

1. Before anyone, even a Greek citizen, can purchase real estate asset in Greece, that person must first obtain a fiscal number. A lawyer can obtain this number in the tax authority responsible for foreign nationals in Greece, if the buyer provides him with a power of attorney and a copy of the ID card or passport.

2. A lawyer conducts a search of information in the Land Register office and then prepares the sale agreement. Only lawyers are entitled to conduct a search in the Land Register Office. The research in the Land Registry may take more than 2 days, since the due diligence of the ownership titles goes back 20 years at least; the duration of the research also depends on the findings of the due diligence of the ownership titles of the real property.

An attorney's participation at the conclusion of the sale contract is obligatory only if the contract value exceeds €29,347. The sale agreement is usually prepared by the notary and then reviewed by the seller's and the buyer's lawyers.



3. The seller should provide a Tax certificate issued by the competent Tax Authority, which assures that the seller has been paying his taxes accordingly. The tax certificate may also be obtained by the notary public.

4. The seller must obtain a certificate of good standing from the Social Security Institute, which assures that the seller has been paying his social security fees.

5. The seller must obtain a tax clearance certificate from the Municipality. The certificate assures that the seller has been paying the real estate fees.

D. Taxation:

1. The buyer of property has to pay property transfer taxes before the final contract is concluded.

2. The main real estate tax in Greece is the conveyance tax, which is estimated with the percentage of 8% for property value up to 20.000€ and for the amount of the sale price exceeding the amount of 20.000€ with the percentage of 10%.

3. The tax value of the property is the value that the property has (market value or “objective” tax value), at the time of the property's conveyance. In particular, the tax is calculated on the market value that is depicted on the conveyance Deed, and in case that this value is lower than the “objective” tax value, the tax is imposed on the (higher) “objective” tax value.

4. Exemption of “first home residence” is granted in case that the purchaser, his spouse and their minor children do not have rights of full ownership, life estate rights or rights of habitation on another house or apartment which can cover their housing needs.

5. This exemption is granted only once and applies for a single person for conveyance up to 200.000€ and 250.000€ for a married person, while this amount is increased by 25.000€ for each of the first two children and by 30.000€ for the third child.

6. The above exception is granted not only to Greek citizens but also to citizens of the European Union, recognized refugees, citizens of Albania, Turkey and from the U.S.S.R. with Greek origin, and to citizens of third countries (other than E.U. members) with long stay in Greece.

E. The aftermath of the transaction:

1. Parties obtain a copy of the declaration made before the Tax Authority competent in the locality of the property verifying that the buyer has paid the property transfer tax.

2. The draft of the sale agreement is delivered to the Bar Association of the Lawyers. Bar association fees must be paid before the execution of the sales contract at the notary.

3. The notary notarizes the sale agreement and prepares the public deed in the presence of the parties and their lawyers, who must also sign. The notary checks up on the documentation which legitimizes the legal representatives of the contracting parties, the ID's



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of seller and buyer and attaches to the Public Deed the documentation obtained. The notary fees is estimated up to 1% of the amount of the transaction.

4. Contracts relating to real property must be drafted and executed by and before a notary public. The public deed is delivered to the Real Estate Office to be recorded under the name of the buyer.

5. The transfer is registered in the Cadastre. During this period the Registrar checks the legality of the deeds' transfer by using the cadastral database.