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Tax flash



November 2026

Law 5355/2026 Key Tax Changes for Individuals, Businesses, Real Estate and Investments

Introduction

Law 5355/2026 sets out a wide range of tax and economic measures for individuals and businesses. The main changes cover income taxation, tax depreciation, real estate taxation, and introduce the Individual Investment Account for Minors.

The main provisions of the law are outlined below:

New Tax Relief Measures for Families with Dependent Children

Reduced tax rates are introduced based on the number of dependent children, applicable to income earned from tax year **2027 onwards**.

Dependent Children	Up to €10,000	€10,000.01-€20,000	€20,000.01-€30,000
None	9%	20%	26%
1	9%	18%	24%
2	9%	16%	22%
3	0%	0%	20%
4	0%	0%	18%
5 and above	0%	0%	18% with a 2 percentage points for each child after the fourth

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New Tax provisions for Young Individuals and Professional Farmers

Taxpayer Category	Scope of Application	Tax Rate
Young Individuals aged up to 25	Income up to €2,.000	0%
Young Individuals aged 26 to 30	Income up to €20,000	9%
Professional farmers (at least 50% of their income derived from agricultural activities)	Income up to €20,000	0%

The provision applies to income earned **from tax year 2026 onwards.**

Extension for Tax Incentives for Electronic Payments

The tax incentives applicable to electronic payments are extended through 2027. Individuals remain entitled to deduct 30% of eligible expenditure made electronically with specified categories of professionals from their taxable income, up to an annual cap of €5,000.

Medical expenses continue to be counted at twice their actual value for the purposes of meeting the electronic payment expenditure requirement, set at 30% of annual actual income.

Effective date: Applicable to income earned from tax year **2026 onwards.**

Increase in the Tax-Exempt Threshold for Tips

The annual income tax exemption for voluntary tips is increased **from €300 per month to €6,000 annually** for employees, regardless of whether tips are paid through the employer or directly by customers.

The same €6,000 annual exemption applies to tips received by individuals providing delivery or transportation services through digital platforms..

The above provisions apply from **tax year 2026 onwards**.

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Accelerated Tax Depreciation for Machinery and Equipment

The tax depreciation regime for machinery and equipment, excluding computers and software, is amended.

The current 10% flat depreciation rate is replaced by the following progressive rates:

- 10% for the first and second years;
- 15% for the third and fourth years; and
- 25% for the fifth and sixth years.

Effective from: Assets acquired from **tax year 2027 onwards**.

Minimum Deemed Income for Self-Employed Individuals

Relief measures are introduced in relation to the minimum deemed net income from individual business activity.

Subject to certain conditions relating to tax and labour compliance, electronic transmission of data and POS connectivity, certain uplifts to the minimum deemed income will no longer apply.

In addition, specific exemptions and reductions are introduced for taxi operators, while the 50% reduction in the minimum deemed net income is extended to activities carried out in small settlements.

The new provisions apply from **tax year 2026.**

New Tax Treatment of Profit-Based Remuneration for Board Members, Managers and Employees

Remuneration paid out of the profits of a legal entity to Board members, managers and employees will be subject **to tax at 5% on amounts up to €60,000 per beneficiary per year and 15% on any excess above €60,000.**

Tax withheld constitutes the final tax liability in respect of such remuneration, subject to any necessary adjustment upon assessment of the beneficiary's income tax return.

The new provision applies to remuneration paid **on or after 1 January 2027.**

Reduction in the Income Tax Prepayment Rate for Individuals

The income tax prepayment rate applicable to individuals deriving income from business activities is reduced from 55% to 50%.

The reduced rate applies to the tax prepayment assessed with **the 2027 tax year income tax return, to be filed in 2028.**

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Gradual abolition of the Business Levy

The business levy applicable to legal persons and legal entities will be gradually phased out:

- **From tax year 2026**: Full exemption for head offices and branches located outside the Attica Region, as well as in the Regional Unit of the Attica Islands.
- **From tax year 2027**: 50% reduction for businesses located in the rest of the Attica Region.
- **From tax year 2028 onwards:** The business activity levy will be fully abolished for all legal persons and legal entities.

Extension of Tax Incentives for Real Estate

The following real estate tax incentives are **extended until 31 December 2027:**

- the suspension of capital gains tax for individuals on transfers of real estate;
- the deadline for entering into long-term residential leases qualifying for the 36-month income tax exemption;
- the suspension of VAT on new buildings; and
- the income tax reduction for eligible building upgrade expenditure.

Extension of ENFIA Exemption to Small Settlements

From 2027, the ENFIA exemption for the principal residence of Greek tax residents is extended to settlements with a population of up to 2,000 inhabitants, or 2,200 inhabitants in Western Macedonia.

The exemption applies to principal residences with a full ownership value of up to €400,000. Settlements in the Attica Region are generally excluded, except for those located in the Regional Unit of the Attica Islands.

Residential Property Acquisitions by Non-EU/EEA Tax Residents: 15% Real Estate Transfer Tax

The real estate transfer tax applicable to residential property acquisitions by individuals who are tax residents of countries outside the EU and EEA is increased:

- **New rate: 15%** (up from 3%) on the taxable value of the property.
- **Scope:** Applies exclusively to residential properties and does not apply to commercial properties, land plots or other types of real estate.
- Exemption: The increased rate does not apply to individuals qualifying for an exemption under Article 42 of the Property Tax Code (Law 5219/2025).
- **Effective from:** Final purchase agreements executed on or **after 1 July 2027**.

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E9 Real Estate Declarations: Amendments without Tax, Interest or Penalties

Real estate data recorded in the Property Identity and Management Registry (MIDA) for **tax years 2014 to 2026** may be corrected without the imposition of additional tax, interest or penalties, provided that the property right concerned had previously been declared. Where the property right concerned had not been declared by **13 November 2026**, the corresponding Single Property Tax (ENFIA) remains payable. In that case the relief extends only to interest and penalties.

The relevant declaration must be filed **no later than the last day of the fourth month** following the commencement of MIDA's operation. The relief applies only to declarations that give rise to a tax liability (debit declarations). Specific exceptions apply to credit institutions, credit servicers and purchasers of credit claims.

Individual Investment Account for Minors

The **Individual Investment Account for Minors** is introduced with the aim of promoting long-term savings and supporting young people in building financial assets. The date on which the scheme will become operational will be determined by a decision of the Minister of National Economy and Finance.

Key features of the Account:

Feature	Description
Number of accounts	One account per eligible minor
Account opening	Before the minor reaches the age of 2
Annual contribution limit	€10,000
State contribution	100% of eligible contributions, up to €1,200 per year
Tax treatment of contributions	Contributions are not treated as income of the minor and are exempt from gift and parental donation tax
Tax treatment of investment returns	Dividends, interest, capital gains and other investment returns are exempt from income tax
Investment framework	Specific investment rules and investment profiles
Excluded products	Crypto-assets, leveraged products and certain derivatives
Withdrawals	As a general rule, withdrawals are not permitted before the beneficiary reaches the age of 18

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Let’s discuss

For a more detailed discussion of the above, please contact:



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