

Tax Flash

February 2019

In the context of completion of the Hellenic Cadastre, a new electronic application has been put into operation, in order for the next generation of land surveys in regions of many Regionals Unities of the Country, not included in relevant older survey programs so far, to be implemented.

Liable to the declaration

Individuals and legal entities owning property rights or other registrable to the Books of Cadastre right upon real estate property located on specific regions of the country under Cadastral Survey, are obliged to submit the declaration of L. 2308/1995, describing their relevant right with reference to its acquisition cause.

This obligation lies with the owner of the real estate property, who has ownership (full or bare) and every beneficiary of usufruct, beneficiary of every other personal servitude or real easement right, the beneficiary of a collateral security, seizure, registrable lawsuit, registrable lease (timeshare, leasing, of duration over nine years) and every beneficiary of any other registrable right.

The obligation to submit the above-mentioned declaration also lies with those who manage a foreign property (i.e. the liquidator of a testament, the receiver in bankruptcy, the guardian of an inheritance in abeyance, the executor of a testament, the real estate administrator etc).

Content of the declaration

The declaration pertains to all real estate properties, located within and outside the “urban plan”, either considered as rural or urban ones, built-up or not. Additionally, it relates to all real estate property rights, therefore, in case a real estate property is owned by more than a person, declarations should be filed by all owners.

Ways of Submitting the declaration – Deadlines

The said declaration is submitted before the competent Cadastral Survey Office or electronically through the special on line application provided by the webpage of the Hellenic Cadastre (www.ktimatologio.gr), within a period of three (3) months, the commencement date of which is determined by a decision act of the Hellenic Cadastre. This deadline is extended to six (6) months in case of foreign residents.

Effects of the declaration

The valid and prompt submission of declaration of the real estate to the Hellenic Cadastre ensures the legal, definite, and irrevocable safeguard of the real estate property.

It is important to note that each individual case needs to be examined based on its own merits, and that the above mentioned general principles might not necessarily capture all possible eventualities. Our tax expert advisors are in a position to advise you throughout the undertaking and processing of all the relevant to Hellenic Cadastre actions.

www.pwc.gr

This information is intended only as a general update for interested persons and should not be used as a basis for decision making. For further details please contact PwC: 268, Kifissias Avenue 15232 Halandri tel. +30 210 6874400

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