

Italian Property Transactions Information Sheet

If you're buying or selling property in Italy, you are likely to come across a couple of key documents:

- preliminary contract (*compromesso* or *contratto preliminare di vendita*)
- deed of sale (*compravendita* or *atto di vendita*)



If you're unable to sign these documents in person, you will need to draw up a power of attorney (*procura*) to allow someone else to sign on your behalf.

Typical clauses in Italian property documents:

| | | |
|-----------------------------------|------------------------------|-------------------------------|
| Identity of the parties | Description of the property | Condominium ownership details |
| Identity of the notary | Deposit(s) paid | Costs of the purchase |
| Selling price and payment methods | Condition of the property | Warranties of good title |
| Compliance with regulations | Fitness for human occupation | Financing details |



Registration of Italian properties:

Depending on the type of property being purchased, registration will be at:

- the Buildings Cadastre (*Catasto Fabbricati*)
- the Land Cadastre (*Catasto Terreni*)

You can apply for a *visura catastale* showing details of the registered property:

- municipality (*comune*) where located
- type of cadastre: buildings or land
- registration details
- category:
- number of rooms/area (*consistenza*)
- address including street. no.

Property transfer taxes

These are the typical taxes you will find in a property transaction*:

1. Stamp duty/registration tax: 9% or 2% if the primary residence
2. Mortgage & cadastral tax: 50 or 200 euros for each tax
3. Municipal property tax: 0.76% - 1.14%
4. Capital gains tax: 26% (if property is sold within five years)
5. Value added tax: 10% or 22% (certain properties only)
6. Agency fees, legal fees, notary fees, surveyor fees

Glossary:

| | |
|-----------------------|---------------------------|
| Acconto | Deposit |
| Caparra confirmatoria | Deposit |
| Catasto Fabbricati | Buildings Cadastre |
| Catasto Terreni | Land Cadastre |
| Compravendita | Final deed of sale |
| Compromesso | Preliminary contract |
| Comune | Municipality |
| Imposta catastale | Cadastral tax |
| Imposta di registro | Stamp duty/reg. tax |
| Imposta ipotecaria | Mortgage tax |
| Planimetria | Floor plan |
| Procura | Power of attorney |
| Rogito | Deed of sale |
| Visura catastale | Land registry certificate |

Key concept: *rendita catastale*

A notional cadastral income assigned to each property to determine the amount of property-related taxes.