

SALMON-LEGAGNEUR & ASSOCIÉS

AVOCATS À LA COUR

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UPDATE TAX ALERT

Duties' rates on French real estate properties for deeds concluded until 31 December 2014

<u>Duty rates on purchase of "non-newly built real properties" (completed for more than 5 years)</u>		
Rates	Departmental duty not increased	Departmental duty temporary increased to 4,50% by each Department* (<u>List of departments having decided increase of rate on following pages</u>)
Departemental duty	3,80000%	4,50000%
Additional communal duty	1,20000%	1,20000%
Basis cost (based on the departemental duty)	2,37000%	2,37000%
TOTAL - Effective rate of duties	5,09006%	5,80665%
Public registrar fee	0,10000%	0,10000%
Notary fee (excluding VAT - recoverable in most cases)	0,82500%	0,82500%
TOTAL - Effective rate of duties and costs	6,01506%	6,73165%

* Paris not included in Departments having increased rate

The Departments still have power to decide increase, with enforcement only as from 1st January 2015.

For further information regarding this alert, please contact :

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Departments having decided an increase of the departmental duty to 4.5% (effective rate of 6.73165%)	Enforcement date of the increase			
01 AIN	1-March-14			
02 AISNE		1-April.-14		
03 ALLIER	1-March-14			
04 ALPES DE HAUTE PROVENCE	1-March-14			
05 HAUTES ALPES		1-April.-14		
06 ALPES MARITIMES	1-March-14			
07 ARDECHE	1-March-14			
08 ARDENNES	1-March-14			
09 ARIEGE	1-March-14			
10 AUBE	1-March-14			
11 AUDE	1-March-14			
12 AVEYRON			1-May-14	
13 BOUCHES DU RHONE				1-June-14
14 CALVADOS		1-April.-14		
15 CANTAL		1-April.-14		
16 CHARENTE	1-March-14			
17 CHARENTE MARITIME		1-April.-14		
18 CHER	1-March-14			
19 CORREZE	1-March-14			
21 COTE D'OR		1-April.-14		
22 COTES D'ARMOR	1-March-14			
23 CREUSE		1-April.-14		
24 DORDOGNE	1-March-14			
25 DOUBS	1-March-14			
26 DROME	1-March-14			
27 EURE		1-April.-14		
28 EURE ET LOIR	1-March-14			
29 FINISTERE	1-March-14			
2A CORSE DU SUD				1-June-14
2B HAUTE CORSE		1-April.-14		
30 GARD	1-March-14			
31 HAUTE GARONNE	1-March-14			
32 GERS	1-March-14			
33 GIRONDE	1-March-14			
34 HERAULT	1-March-14			
35 ILLE-ET-VILAINE	1-March-14			
37 INDRE-ET-LOIRE	1-March-14			
39 JURA	1-March-14			
40 LANDES				1-June-14
41 LOIR ET CHER	1-March-14			
42 LOIRE				1-June-14
43 HAUTE LOIRE		1-April.-14		
45 LOIRET	1-March-14			
46 LOT	1-March-14			
47 LOT ET GARONNE	1-March-14			

48 LOZERE		1-March-14			
49 MAYNE ET LOIRE		1-March-14			
50 MANCHE			1-April.-14		
51 MARNE		1-March-14			
52 HAUTE MARNE		1-March-14			
54 MEURTHE ET MOSELLE		1-March-14			
55 MEUSE			1-April.-14		
57 MOSELLE			1-April.-14		
58 NIEVRE		1-March-14			
59 NORD		1-March-14			
60 OISE		1-March-14			
61 ORNE		1-March-14			
62 PAS DE CALAIS		1-March-14			
63 PUY DE DOME					1-June-14
64 PYRENEES ATLANTIQUES		1-March-14			
65 HAUTES PYRENEES		1-March-14			
66 PYRENEES ORIENTALES		1-March-14			
67 BAS-RHIN		1-March-14			
68 HAUT RHIN		1-March-14			
69 RHONE			1-April.-14		
70 HAUTE-SAONE		1-March-14			
71 SAONE ET LOIRE				1-May-14	
72 SARTHE		1-March-14			
73 SAVOIE			1-April.-14		
74 HAUTE SAVOIE		1-March-14			
76 SEINE MARITIME					1-June-14
77 SEINE ET MARNE	Parisian area**	1-March-14			
79 DEUX-SEVRES		1-March-14			
80 SOMME		1-March-14			
81 TARN		1-March-14			
82 TARN ET GARONNE		1-March-14			
83 VAR		1-March-14			
84 VAUCLUSE		1-March-14			
85 VENDEE			1-April.-14		
87 HAUTE VIENNE			1-April.-14		
88 VOSGES		1-March-14			
89 YONNE		1-March-14			
90 TERRITOIRE DE BELFORT		1-March-14			
91 ESSONNE	Parisian area**	1-March-14			
92 HAUTS-DE-SEINE	Parisian area**	1-March-14			
93 SEINE SAINT DENIS	Parisian area**		1-April.-14		
94 VAL DE MARNE	Parisian area**		1-April.-14		
95 VAL D'OISE	Parisian area**				1-June-14
971 GUADELOUPE		1-March-14			
974 LA REUNION			1-April.-14		

**** At this stage, the other departments of the Parisian area (75 Paris and 78 Yvelines) are still subject to the non-increased rate of 3.80% (effective rate of 6.01506%)**