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Greek Property law: Sell your Greek property

Each property owner in Greece, should follow a certain process, in order to sell his/her Greek property.

Legal Requirements for a Greek Property Sale:

1. Engage a Greek Property lawyer
2. Give to you Greek Real Estate lawyer a specific Power of attorney (POA) to legally represent you, throughout the whole Selling Process
3. Your Greek Property lawyer via the power of attorney you will provide, will have to apply and issue all the necessary by the Greek law certificates and documentation for the Sale. A Greek engineer will also be needed in certain occasions.

General Legal Documentation for a Greek Property Sale:

1. Certificate from the owner's tax bureau stating that no taxes are owed.
2. Certificate from the Social Security bureau, in case the seller is a professional businessman in Greece, stating that no taxes are owed. In case the seller does not have a business in Greece, a legal statement will be signed in front of the Greek notary public, the day of the sale.
3. Certificate from the property's Town Hall officer, stating that no taxes are owed. To issue this certificate, the owner, or his/her Greek property lawyer must show to the public servant the last paid property's electricity bill, along with the property's deeds.
4. In case the selling property is agricultural land, the above certificate in paragraph 3, is not needed.
5. Certificate from the Deeds Bureau where the property is situated, stating that the property does actually belong to the seller and that the property was actually enrolled to the specific Deeds Bureau, at the time when the seller bought the property.
6. Certificate from the Greek Land Registry/Cadastre bureau, if the area where the property is located, is already enrolled to the land registry program.

7. In case the seller owns the property through an Inheritance or a Donation which took place after the 31st December 1989, a certificate from the seller's tax bureau is needed, stating that the Inheritance or the Donation, was indeed declared at the tax bureau. Additionally, the certificate should also state that the seller does not owe any Greek Inheritance taxes, or any Greek Donating taxes.
8. Legal Statement officially stamped from the seller's tax bureau, stating that this specific property was included and described in his/hers E9 Greek tax return/tax declaration form.
9. Legal statement stamped from the seller's tax bureau, stating all the seller's real estate property/properties.
10. Legal statement from the seller's tax bureau, declaring if the property was rented and the monthly rent paid from the tenant, or, if the property was vacant for the last 5 years', prior of the sale.
11. The property's building permit, in case the property was built after the 14th March 1983.
12. In case the property for sale is a plot, a topographic diagram from an engineer, is needed. The diagram must have the declaration of the law 651/1977 and the declaration of the law 1.337/83.
13. From the 1st January 2011 an engineer's declaration is needed stating a) that the property is legally built and b) that the property is following the energy performance regulations.
14. The Property's deeds must be presented at the Greek notary public, the day of the signing of the selling contract.

Greek Property law: Donate your Greek property to your Children

According to the Greek Civil Property law, parents are allowed to donate their Greek Properties to their children while they are alive, in order for the children, to avoid paying enormous Inheritance Greek taxes.

Legal Requirements for a Greek Property Donation between parents and children:

1. Engage a Greek Property lawyer.
2. Give to your Greek Real Estate lawyer a specific Power of attorney (POA) to legally represent your interests, during the Donating Process
3. Engage a Greek Notary Public in front of whom the Greek Donation Contract will be signed
4. Your Greek Property lawyer will have to apply and issue all the necessary by the Greek law certificates and documentation for the Donation

Certificates for a Greek Property Donation:

1. Certificate from the Deeds Bureau stating that the property does actually belong to the Donator.
2. Certificate from the tax bureau stating that no taxes are owed from the Donator.

3. Certificate from the property's Town Hall stating that no taxes are owed from the Donator.
4. Legal Declaration of the Law 4.014/2011 in case the property is illegally built, or illegal parts are added to this property.
5. Certificate from the Greek tax bureau stating that the Donator does not owe any Greek Inheritance taxes, or any Greek Donating taxes, in case the ownership of the Greek property is through a Greek Inheritance, or a Greek Donation.
6. The Greek Property's Building Permit, if the property was built after the year 1983.
7. Certificate from the Greek Land Registry/Cadastre bureau, if the area where the property is located is already enrolled to the land registry program.
8. Certificate from the Town Hall where the property is located, stating that the Donator does not owe any money, or land. This certificate applies to the plots which are recently being enrolled to the city plan.
9. Certificate of ownership regarding plots which are recently being enrolled to the city plan, after the 25th November 1994.
10. Certificate from the engineer stating that all illegal buildings or partial building illegalities and irregularities, are all registered and that all matters are arranged and all fines are paid.

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