

PROPERTY REGISTRATION in GREECE

Greek Government announced that all property owners must "declare" their Greek Real Estate property, to the land registry bureaus. Till now, the properties in Greece were not computerized. They are enrolled in handwritten books, held at the various deeds bureaus.

The areas which must be declared at the land registry bureaus, are regularly announced by the governed, in public media.

The necessary documents to conduct this work if the owner does not live in Greece, are:

- ✓ A specific Power of attorney (POA) which must be signed at the Greek Consulate by the property's owner. The draft POA will be prepared by a Property lawyer in Greece.
- ✓ A specific tax certificate which will be received from the real estate owner's tax office, in Greece.
- ✓ Copy of the owner's E-9 tax document/tax return.
- ✓ Copy of the owner's passport, social security card, or driving license (they must not be expired).
- ✓ Copy of the property's deeds.
- ✓ Copy of the deeds bureau ownership certificate.
- ✓ Copy of the contract regarding the formation of horizontal ownership, when needed (in case the owner is a private constructor).
- ✓ Copy of the building permit along with a statement of a Civil Engineer describing the house's exact square meters, when needed.
- ✓ In case you own a plot, we need copy of the plot's diagram drawn by a civil engineer.
- ✓ The Inheritance contract which proves that the deceased person's properties in Greece are legally transferred to his/her heirs.

Mrs. Athina Tsakiraki, lawyer
ATS Law office-Athens-Greece
URL: www.atslaw.com