**Purchase Taxes, Agency commission and Notary services:**

When buying a property in Italy, in addition to the basic value of the property, you will have to pay additional expenses: purchase taxes, MirkoSinico agency commission and notary.

Imposta di Registro is a tax paid by the State at the time of the purchase of real estate and in proportion to the *value of real estate\** with the coefficients which establishes the State depending on the identity of the seller (a private person, builder or company).

Imposta catastale and Imposta Ipotecaria is a tax paid by the State at the time of the inventory, real estate registration in public registries of real estate.

IVA/VAT is a tax paid by the state when buying a property at a construction company (builder).

**The principal taxes on buying property in Italy:**

Purchase from a private person first home for residents in Italy:

– Imposta di registro 3% on cadastral value\*

– Imposta ipotecaria e catastale 100 Euro

Buying from an organization (builder) of the first house for residents of Italy:

– Imposta di registro 250 Euro

– Imposta ipotecaria e catastale 400 Euro

– IVA (Total Inc. VAT) 4%

Buying a property from a private individual for foreigners:

– Imposta di registro 9%

– Imposta ipotecaria e catastale 100 Euro

Buying from the organization (builder) for foreigners:

– Imposta di registro 200 Euro

– Imposta ipotecaria e catastale 400 Euro

– IVA (Total Inc. VAT) 10%

\*The cadastral Value is that value which is held in the Land Registry office (normally is 4 times lower than purchese price)