



# TAX ALERT

## **New reporting obligation for all owners of real estate properties**

**1. All owners (individuals and legal entities) of residentials' real estate properties** must declare the occupancy status of their properties on the French Tax Authorities ("FTA") website "impôts.gouv.fr" in the section "Manage my real estate properties". This declaration must be filed before **July 1<sup>st</sup> 2023**.

**2.** This reporting obligation should enable the FTA to identify real estate properties subject to the housing tax on secondary residence and other furnished premises not used as a main residence ("**THRS**"). This reporting obligation should also allow a better identification of real estate properties subject to the tax on vacant properties or the housing tax on vacant properties.

*Note: the housing tax has been replaced by the THRS.*

It should be noted that when the FTA already consider that a declaration is required, a blue sticker "Declaration expected" appears on the section "Manage my real estates properties". Occupancy information already known by the FTA is pre-filed. If this is not the case or if there is an omission or a mistake, it is of course up to real estate property's owners to complete or correct this declaration.

**3.** This tax declaration **concerns all owners (individuals, corporations, legal entities) including undivided owners or usufructuaries and real estate companies ("**Sociétés civiles immobilières**").**

**4.** This declaration should notably include the following information:

- the type of occupation of the real estate property (personally or by third parties),
- the nature of the occupation of the real estate property (main residence, secondary residence, rented premises, occupancy free of charge or vacant),
- the identity of the occupants,
- the period of occupation (or vacancy) of the real estate property (opening and closing dates),
- specifics information in case of seasonal rental,
- the monthly rent out of charges (optional information).

**5.** Real estate property's owners are also required to declare any change in their situation (renting out of the property, change from a main residence to a secondary residence) on the FTA' website "impots.gouv.fr" (in the same section) by July 1<sup>st</sup> of the year following the change.

**6.** Absence of declaration is punished by a fine of €150 per real estate property. This fine may also be applied in case of a mistake, omission or insufficient declaration.

*La Tour International remains at your disposal for any further information you may require.*

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