



LE GOUVERNEMENT  
DU GRAND-DUCHÉ DE LUXEMBOURG  
Administration de l'enregistrement,  
des domaines et de la TVA



# BËLLEGEN AKT

Amended Law of July 30, 2002

**Tax Credit up to €40,000**



[pfi.public.lu](http://pfi.public.lu)

## **CONTACTS**

### **Registration Duties, Estates and VAT Authority**

#### **Diekirch Civil Acts**

---

Phone

247-80810

Email

diek.rec@en.etat.lu

#### **Esch/Alzette Civil Acts**

---

Phone

247-80510

Email

esch.ac@en.etat.lu

#### **Grevenmacher Civil Acts**

---

Phone

247-80585

Email

grevenmacher@en.etat.lu

#### **Luxembourg Civil Acts 1**

---

Phone

247-80913

Email

lux.ac1@en.etat.lu

#### **Luxembourg Civil Acts 2**

---

Phone

247-80926

Email

lux.ac2@en.etat.lu

## **TABLE OF CONTENTS**

1. Preliminary Note
2. Purpose of the Law
3. Purpose of the Acquisition
4. Imputation Technique
5. Beneficiaries
6. Nature of the Agreements
7. Occupancy Deadline
8. Occupancy Duration
9. Rental Restrictions
10. Reimbursement
11. Request for Tax Credit





01

## **PRELIMINARY REMARK**

---

The standard rate for acquisitions for valuable consideration of real estate (house, apartment, building plot) is 7%, consisting of 6% for registration duties and 1% for transcription duties.

**Amended Law of July 30, 2002:** Tax credit on registration and transcription duties for the acquisition of personal residences.

02

## **PURPOSE OF THE LAW**

---

Introduction of a tax credit for individuals wishing to acquire a residence for personal use, consisting of a €40,000 tax credit deductible from registration and transcription duties.

03

## **PURPOSE OF THE ACQUISITION**

---

Under the aforementioned law, acquisitions (house, apartment, building plot located in a zone reserved by municipalities for immediate residential construction) intended solely to serve as the buyer's main, personal, and actual residence are registered at a fixed duty of €100, provided the above-mentioned tax credit has not yet been exhausted.

### **Excluded from this benefit are:**

- Secondary residences
- Weekend homes
- Properties intended for rental or commercial use.

## IMPUTATION TECHNIQUE

Any individual may use this tax credit until it is fully exhausted. It may be used all at once or gradually, depending on whether the registration and transcription duties on a qualifying acquisition reach the full amount of the credit. Any remaining balance may be applied to future payments of such duties.

## BENEFICIARIES

**Any individual who, at the time of the notarial deed, is:**

- Either a resident of the Grand Duchy and registered with the population office of a municipality\*
- Or not yet a resident but commits to becoming a resident in the acquired property within the time limits and conditions set by law.

---

\*Note: Non-residents living in the European Economic Area are treated as residents in the sense that they are not required to advance the registration and transcription duties.

## NATURE OF THE AGREEMENTS

**Tax credit may be granted for:**

- A sale,
- An auction,
- A public sale for the purpose of arranging for a division (*licitation*),
- A division/partition (with cash adjustment or capital gain),
- An exchange (with cash adjustment or capital gain),
- The creation or transfer of a leasehold right,
- The creation or transfer of a right of superficies.



## **OCCUPANCY DEADLINE**

07

The property must be occupied within two years from the date of the notarial deed. This period is extended to four years in the case of acquiring a building plot or a property under construction.

## **DURATION OF OCCUPANCY**

08

The property must be occupied for a continuous period of at least two years.

## **RENTAL**

09

No part of the property may be rented out or used for any purpose other than personal residence.

## 10

### REIMBURSEMENT

Partial or full rental of the property, its sale, or interruption of occupancy within two years will result in full reimbursement of the granted tax credit, along with legal interest from the date of the benefit.

## 11

### REQUEST FOR TAX CREDIT

**The benefit of the tax credit is subject to the condition that the notarial deed includes:**

- The buyer's request for the benefit,
- The buyer's commitment to personally occupy the property within the timeframe and for the duration required by law, not to use it for any other purpose during this period, and to reimburse the tax credit in case of non-compliance,
- The buyer's commitment to notify the administration in writing within three months of any transfer or change in the use of the property.

