

Fiscal status of heritage buildings in Europe 2009

| | Income tax | | Property tax | Wealth tax | Capital gains tax | Death duties | VAT |
|----------------|-------------------|--|---|-------------------|--|---|--------------------------------------|
| | Rates | Deductions | | | | | |
| Austria | Up to 50% | Only maintenance costs against income of property if usually positive. Interest on loans deductible | None + no other taxes on historic buildings | No | 25% not for property | 3-60% according to amount + relationship decreased contents normally overlooked (not taxed) property tax base 3x rentable value | 20% |
| Belgium | 25-50% | 50% maintenance deductible max 30.000€; open to public (visible from gate sufficient) + works authorized | Land tax on rateable value | No | 16,5% if sold within 5 years | 3-27% direct heirs; up to 80% for strangers Wallonie 3-30% direct heirs | - 21% - 6% private dwellings > 5y |
| Denmark | 40-60% | 100% of maintenance (indoor + outdoor) including heating if within decay per year rate and if certified by BYFO. Major projects require prior approval for tax deduction | Taxes: owner occupied 1% up to DK 2.650.000 3% on excess; land tax on agricultural land 12‰ | No | ± 50% owner occupied houses not taxed no reduction for yrs owned 50% can be deferred | 0% between spouses children 15% from grandparents 36,25% taxed on market value - 15% None if sum saved is spend on buildings | 25% |

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| France | Exempted under 5,852 € Rates= 0 up to 40 % If income > 69.505€, rates = 40% | 50% of maintenance if house closed, 100% if open providing house inscribed or classified monument historic. Insurance premiums for buildings allowing visits + for their moveables. Income tax reduction for sponsorship | Land Tax and Council Tax | Exempted under 0.790M € - 0,55% to 1,8% (if wealth is > 16 480 000€, rate=1,8%) - works of art exempted - forest taxed at 25% of value - Wealth tax reduced for sponsorship | rate = 16% Exemption after 15 years allowance: 10% every years from the 5th year | 5/60% depending on relationship + amount exempt if recipient promises to open 60/80 days per year during his life and cannot sale the monument | - 5,5% houses older 2 years; - 19,6% (normal rate) and for parks + gardens |
| Germany | 19,9-48,5% + solidarity surcharge 5,5% | Maintenance deduction spread over 10 years if owner occupied (depreciation provision). Prior approval required. Interest only deductible from rental income | 0,8 – 1,8 % of the rateable value (Grundsteuer) | No | Exempt (own home) if used longer than 2 years otherwise 10 years same rates as income tax | Historic houses: - exemption > 60% - total exemption if open to public | 19% (7% for agricultural goods + food) |
| Greece | 0-45% | Mortgage interest if house smaller than 35 m2 pp (up to two), 25 m2 for every child | Communal tax 0,025 – 0,035% | No | No | 0-60% depending on amount relationship children max 25% | 18% |

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| Ireland | 22-44% | Maintenance deduction providing certificate of importance by public works + open to public | No | 3% probate tax on death 6-9% stamp duty on house purchase | Yes purchase price + index deducted from sale value. Exemption if re-invested within 2 yrs rate 20% | 20/40% allowance £188.000 + contents exempt if displayed in suitable house 60 days a year for six years + lived in permanently by decedent | - 20% - 12,5% private dwellings for repairs + maintenance if labour content > 60% |
| Italy | 19-45% | - 19% of maintenance of listed buildings if prior approved - or 36% spread over 5 or 10 years + 9,5% immediately + 1/2 of 19%=45,5%; max € 48.000 - 19% of mortgage interest if owner occupied | - ICI Communal tax 0,4%-0,7% of lowest cadastral value - Land tax: 1% - Mortgage duties: 2% - Litter removal duty 'TARSU' | 3% stamp duty on real estate transaction | Only if profit result of change in character or legal status | - 20% - 10% for restoration + maintenance of private dwellings | |
| Netherlands | 3,35%-52% on income work. Investments: 1,2% of market value | Maintenance deductible if listed monument and more than 1,1% of value max f 24.000,= (owner occupied) or more than 4% of value if rented. Interest on loans for owner occupied homes. | Property tax for user + owner variable according to town. Indication 0,5% of low assessed value. No transfer tax for classified estates. | No | No | Listed monuments under Estate Act 1928 exempted if estate open to public. If not open, 50% exempted. | - 19% - 6% for painting + plastering (buildings) older 15 yrs |
| Portugal | 19-40% | 30% of interest on mortgages for purchase of restoration of houses. Currently under discussion | No | No | Yes same rate as income tax over 50% of capital gain. No reduction for time owned No tax if sale home reinvested | Exemption for listed monuments | - 17% - 5% for private dwellings |
| Spain | 18-48% | 15% of maintenance + restoration costs of listed buildings. Not more than 10% of owners taxable revenue | Exemption for Grade 1 listed houses and gardens | Yes exemption for listed houses 0,20 – 2,5% | Part of income when sold within 1 yr otherwise 18% | 7,65–34% depending on kinship and wealth recipient 95% reduction for all listed houses and gardens | - 16% - 7% bricklaying repairs private dwellings |

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| Sweden | Earned income 31% council 25% state income from capital 30% | Interest is deductible maintenance + restoration costs deductible | 1,5% of 75% of market value. No property tax on agricultural land + forests. | 1,5% over 75% of market value wealth + income tax not to exceed 70% of income exemption for agriculture | Yes same tax rate as income from capital (30%) | 30% of reduced value. If business 30% of 30%x75% of market value | 25% |
| Switzerland | Federal around 10% Canton higher commune 20-40% | Maintenance costs can be deducted | No | Commune + canton variable | Only canton Rates reduced, long possession. Variable | None between spouses and in direct line | 7,5% |
| United Kingdom | | Allowance of £ 40.000 for building architecturally pre- eminent + open to public | Community charges varying by regions according to use | No | 23-40% levied at top rate tax payers income tax principal residence + grounds exempt | 40% above £ 223.001 lifetime transfers exempt if donor lives more than 7 years exemptions for pre eminent houses + contents if well repaired + open to public | - 17,5% on listed building repairs Reduced rate -- 5% renova-tion alteration of dwellings |
| Finland | 0-50 % | Mortgage intrest | residential building 0,22-0,5% other buildings and sites 0,5-1% | no | 28% 0% own home if used and owned longer than 2 years | 0-32% according to amount + | 22% 17% agricultural goods + food 8% accommodation, entrance fee (culture events) |
| Czech Republic | 16% to 35% | | Listed monuments exempted | Listed monuments exempted | No | None in direct line neither in secondary line | - 19,5 % - 9% Housing repair (until jan 2011) - 9% on Income from visits |