

Taxes and fees to be paid at the Notary Office

Costs to be borne by the natural person seller:

As from the 01st of January 2007 the owners of any type of property (house, apartment, land with or without constructions) must pay upon the conveyance of the title a tax that is determined as follows:

1) For the buildings of any type that were acquired no earlier than 3 years before sale:
-3 % up to the value of RON 200,000 inclusive
-2 % + RON 6,000 when the value exceeds RON 200,000

2) For the buildings that were acquired earlier than 3 years before the sale:
-2 % up to the value of RON 200,000 inclusive
-1 % + RON 4,000 when the value exceeds RON 200,000

The tax must be paid at the NOTARY PUBLIC OFFICE on the day of authentication of the sale-purchase agreement and is determined against the property value, as declared to the notary by the parties.

3) The following cases are exempt from paying the tax:

- a) when the lands and buildings of any type were acquired by reconstruction of the property title under special laws;
- b) when the title was acquired by donation between relatives and kins up to the 3rd degree of kinship inclusive, as well as between spouses.

4) When the title in the property and in the property subdivisions is assigned by way of inheritance, the tax referred to in par. (1) shall not be paid, if the inheritance was divided and the procedure completed within two years after the death of the predecessor. In case the inheritance procedure is not completed within the said term, the heirs must pay a 1% tax against the value of the estate.

Costs to be borne by the buyer:

Upon the execution of the sale-purchase agreement, the buyer pays only the notary's fee at the NOTARY PUBLIC OFFICE. The Notary's fee is payable at the time of executing the sale – purchase agreement and is determined against the property value, as declared by the parties to the Notary.

Costs to be borne by legal persons:

- the profit tax related to the sale-purchase operation;
- the cadaster and real estate publicity fee in amount of RON 100 RON + 1 % of the property value as declared by the parties to the Notary.