



01

Taxable assets



The wealth tax is based on the **net value of real estate** assets as of January 1 of the tax year. The taxable assets are :

- Built and unbuilt buildings held directly or indirectly through shares in companies
- Real estate and rights

To obtain the net assets, the market value (the price at which it could be sold on the real estate market) of each property is taken into account.

Taxable persons

02



Only natural persons are liable for the real estate wealth tax (IFI). Legal entities (SCI, SARL de famille) will only be liable for the IFI through their partners if they own real estate.

The tax base of the IFI is assessed at the level of the tax household: it is therefore necessary to aggregate the real estate owned by the different members of the household:

- the husband and wife
- couples in a civil union
- cohabiting partners
- minor children whose spouses have the legal administration of their property.

03

Deductible debts



The law lists the debts that are allowed as deductions. These are debts contracted for the **financing acquisition of buildings or securities or for the financing of works.**

- Debts relating to expenses for the acquisition of real estate or rights
- Debts relating to expenditures for improvements, construction, reconstruction or expansion
- Debts relating to expenses for the acquisition of shares or stocks in proportion to the value of the real estate and rights,
- Certain tax debts (property tax, and theoretical IFI).

Tax calculator

04



The real estate wealth tax is calculated according to the following progressive scale:

- Not exceeding 800 000 € : **0 %**
- Higher than 800 000 € and less than or equal to 1 300 000 € : **0,50%**
- Higher than 1 300 000 € and less than or equal to 2 570 000 € : **0,70%**
- Higher than 2 570 000 € and less than or equal to à 5 000 000 € : **1%**
- Higher than 5 000 000 € and less than or equal to 10 000 000€ : **1,25%**
- Higher than 10 000 000 € : **1,50%**