




# LA NEWSLETTER NON-RÉSIDENTS

French tax information  
for non-résidents

R&C

## VIDEO

*The French Wealth Tax for  
Non-residents (IFI)*



IFI, tout savoir sur la réforme de  
l'impôt sur la fortune en France



Cabinet Roche & Cie

*40, Rue du Président Edouard  
Herriot, 69001, LYON*

04 78 27 43 06

[rochiecie@cabinet-roche.com](mailto:rochiecie@cabinet-roche.com)

## REAL ESTATE

**Buying a house  
by the sea -  
what are your  
obligations?**

## Buying a house by the sea in France - What are your obligations?



You dream of owning a waterfront property... but did you know that you may be bound by special legal provisions?

975 French seaside municipalities and 237 lakeside municipalities are affected by the 1986 Coastlines Law (the "Loi littoral"). The intention of this law was to prevent the 'concretisation' of the coast and to preserve the landscape.

The Coastlines Law imposes two main restrictions:

### **A 100-metre protected belt**

No building is permitted on a strip measuring 100 metres from the upper limit of the shoreline or, in the case of inland bodies of water, from the highest water point.

Some municipalities may have their own local planning regulations which tighten this restriction still further.

It is forbidden to build on this strip of land and also to carry out extension works to existing buildings. This therefore hinders the construction of a veranda or a swimming pool.

Buildings and facilities needed for public services are not affected.

### **A three-metre pedestrian strip**

Land bordering the public domain is subject to a three-metre-wide pedestrian easement. This right of way allows pedestrians to walk along the shoreline and to access the beach where there is no public road to the shore.



Houses built before January 1, 1976 and whose land was enclosed on that date are not affected by this easement.

There are certain exceptions, such as where pedestrians have the ability to walk along the shore using roads or paths open to the public.

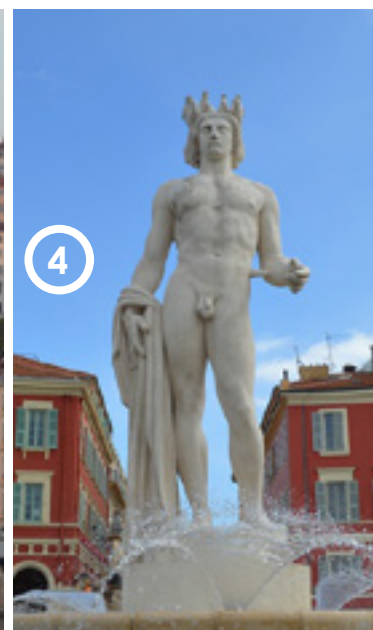
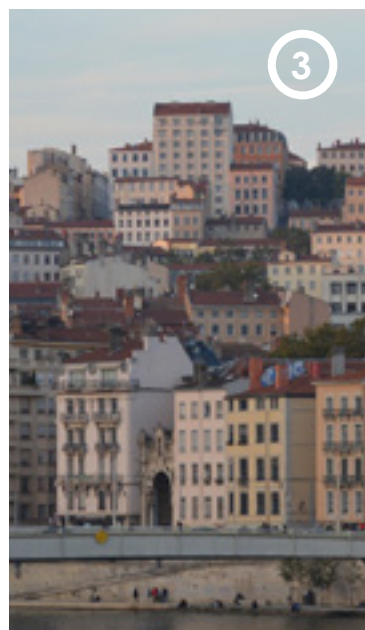
The owners of affected properties must allow the authorities to put up road signs and carry out the works necessary to ensure the free passage and safety of pedestrians, and must not make any alterations likely to impede the passage of pedestrians.

## French Real Estate Tracker —

# Which French cities top the table of price trends over the past year for older apartments?

The French real estate market is very healthy overall, but some municipalities are set apart by a marked increase in prices.

Rank	City	Average price per m <sup>2</sup>	Annual evolution
1	Paris	9 070 €	+ 7,3 %
2	Bordeaux	3 780 €	+ 12,5%
3	Lyon	3 660 €	+ 7,7 %
4	Nice	3 650 €	+ 3,0 %



# You want to carry out small works to improve your property -

## What administrative authorizations do you need?

The preliminary declaration must be requested for constructions or installations of small importance, namely :



- Constructions or works aiming to create a surface of 5 to 20 m<sup>2</sup>,
- The construction of a wall of a height greater than or equal to two metres,
- The construction of a swimming pool with a surface area less than or equal to 100 m<sup>2</sup>,
- Work modifying the exterior appearance of a building,
- Rehabilitation works for buildings under special protection,
- Changes of destination of a room,
- The realisation of a land division.

You must submit an advance declaration form available at the town hall or on the internet. The works must then be completed within one year, extendable up to three years. The declaration of works must be prominently displayed on the site and, once the works are completed, a declaration of completion must be sent to the town hall.

### Important

**The firm will be closed  
between August 3rd and 27th.**



## **Encadrement des loyers, le retour !**

La mesure sera de nouveau mise en place par la mairie de Paris, cet automne

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## **L'effet Brexit et de Macron boostent l'immobilier de luxe en France**

Les ventes des biens de prestige bondissent depuis le début de l'année. Pour les professionnels du secteur, l'élection du Président Emmanuel Macron a envoyé un signal positif pour la clientèle fortunée.

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## **ACHETER EN INDIVISION EST-CE UNE BONNE IDEE ?**

Rappel de la nécessité de bien tenir les comptes dans le cadre d'un achat en indivision.

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