DomBrezKredita

How to turn land into a home, with no loan

A short, honest guide for landowners: what options you have, how the exchange works, what about taxes and what to check before deciding.

1. Five paths for your land

Many opportunities hide where you would not expect them.

1. **A house with a lot of land.** Unused land around an existing home often just sits there.
2. **An inherited homestead.** Several heirs, a run-down building, great land potential.
3. **Large plots and gardens.** Building plots in growing suburbs.
4. **Run-down buildings.** When the value is in the land, a run-down structure is no obstacle.
5. **Co-ownership and an attached forest.** Special situations where the value can even increase.

2. How it works

1	**Assessment**	A free review of the location and buildability (1 to 2 weeks).
2	**Study**	A precise calculation of units, value and your share (2 to 6 weeks).
3	**Notary**	We legally secure your share and the return of the land.
4	**Construction**	We take on the permits, financing and construction (roughly 6 to 24 months).
5	**Handover**	You receive a finished home, with a settlement of the difference in value as agreed.

3. What about taxes

Transfer tax. Real-estate transfer tax or VAT, depending on the status of the land.

Capital gains. Income tax whose rate decreases with the years of ownership.

Inherited land. Heirs of the first order of succession are often exempt from inheritance tax.

This is not tax advice. Before deciding, consult a tax adviser or the Financial Administration (FURS).

4. A checklist before deciding

- [ ] You have checked the designated use and buildability of the land.
- [ ] You have reviewed the ownership situation and any encumbrances.
- [ ] With several heirs, you agree on the future of the property.
- [ ] You understand the tax consequences for your situation.
- [ ] You have done the free assessment and seen concrete figures.