



Capital Gains Tax on Transfer of shares in a real estate company by an individual

Our fee covers:

- The capital gain calculation according to the information and documents received;
- Our appointment as an accredited tax representative at the same time as reporting the transaction;
- The coordination of returns with possible assignor partners;
- The inherent risk in our mission with no bank guarantee from the assignor in our favour;
- The filing of declaration 2048-M (one declaration by assignor) at the Tax Centre for Non-residents and payment of the due tax and social security contributions.

To act on behalf of the assignor (non-resident physical person), we will need:

- A power in favour of eurotax signed by the assignor(s);
- The copy of each assignor's ID;
- A copy of an invoice no older than 3 months related to the domestic consumption (water, gas, electricity ...) of each assignor in his country of residence;
- A certificate of residence for tax purposes;
- A certified copy of the deed of sale showing the actual transfer of shares date;
- A copy of the Assembly minutes showing the shares acquisition (purchase, shared gift, succession...)

The above items will help determine:

- The shares transfer price (selling price minus transfer costs, fiscal representation fee...)
- The shares purchase price (purchase or transfer price with added acquisition fee.)
- The duration of ownership (to set the legal deduction that may apply.)

The main elements taken into account in the calculation are:

- The status of the assignor;
- The tax domicile: European Union, cooperative country outside EU or non-cooperative country;
- The duration of ownership of the shares (to which the transaction relates.)