

EUROPEAN
JOB DAYS

Work in **Italy** for:

HOW TO REGISTER PROPERTY LEASE AND RENT CONTRACTS



General information to enter/stay in **Italy**



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#EURESjobs



HOW TO REGISTER PROPERTY LEASE AND RENT CONTRACTS



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Accommodation

- Most places for rent or for sale can be found through adverts on specialised websites, estate agents and private adverts. Sale and rental prices vary by region, city and neighbourhood. When renting a house, the landlord and tenant must conclude a contract in writing.
- The rental agreement must indicate the duration, monthly rent, notice period in the event of termination of the contract, and obligations relating to the costs of ordinary and extraordinary maintenance on the property.
- The contract must be signed by the tenant and the landlord and registered by the landlord with the Registry Office of the Public Revenue Agency within 20 days of conclusion of the contract.

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- The landlord will usually require a deposit amounting to 2 or 3 months' rent, which is returned at the end of the contract. Neither the landlord nor the tenant can claim statutory tax relief or allowances until the contract is registered. For information on types of rental agreements, contact the National Union of Private and Social Tenants (SUNIA), which has branches in all regions of Italy. In order to buy a house, it is possible to obtain a mortgage loan to be repaid in 15 or 20 years from banks or credit institutions for up to 75% of the total purchase price.
- You must also consult a notary, who will verify the terms and conditions of sale and draw up the deed of sale.

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Given that all agreements, regardless of the amount, are to be registered if the term is more than 30 days a year, property leases must be registered within 30 days from the date the agreement was drawn up or, if prior, from the first payment date.

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- All leases and rentals of real estate (apartments, land and commercial premises) must be registered by the tenant or owner. It is not mandatory to register the contracts that last less than 30 days a year. The contracts are to be registered within 30 days from the date of signing or from its effective date (if earlier).
- The lease can be registered:
 - ❖ using the Agency's e-services (RLI web)
 - ❖ in one of the offices of the Revenue Agency
 - ❖ appointing a qualified intermediary (professionals, associations, CAF, etc.) or a delegate. In order to register a contract, the registration tax and stamp duty must be paid.

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- The tax payment is annual. If the contract lasts several years, you can choose to pay either the tax due for the entire duration at the time of registration or the tax each year (within 30 days of the expiry date of the previous annuity).
- All information, access to electronic procedure and forms to fill in are available on the website www.agenziaentrate.gov.it.

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All contracts for the lease and rental of real estate in Italy, including those relating to rural land or those eligible to pay VAT, must be **registered by the tenant or landlord**, whatever the amount of the agreed rent.



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CHAT EURES: EURES Advisers can be contacted through EURES portal

<https://ec.europa.eu/eures>, by accessing to the CHAT service.

For Italy, the service is available every Friday (except public holidays) from 10:30 to 12:30 (CET).

<https://ec.europa.eu/eures/public/it/chat-with-eures-advisers>

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