

## **TAXATION & COSTS 2026**

Buying Property in Porto Cervo as an International Client

### **1. TRANSACTION TAXES (Non-Resident / Second Home)**

Scenario A: Purchase from Developer | Scenario B: Purchase from Private/Resale

VAT (IVA): 10% (Standard) or 22% (Luxury) | Registration Tax: 9%

Tax Base: Actual Purchase Price | Tax Base: Cadastral Value (Assessed)

Fixed Taxes: €600 (Total) | Fixed Taxes: €100 (Total)

2026 Bonus: 50% VAT deduction for Class A/B | Note: Most cost-effective for high-value villas

### **2. ADDITIONAL CLOSING COSTS**

In addition to taxes, a buyer should budget for:

- \* Notary Fees: Approximately 1% to 2.5% of the property price (+ 22% VAT).
- \* Legal/Due Diligence: It is highly recommended to have a lawyer review the "Proposta d'Acquisto."
- \* Agency Fee: Typically 3% to 4% (+ 22% VAT).
- \* Technical Report: Verification of urbanistic and cadastral compliance.

### **3. ANNUAL HOLDING COSTS (Post-Purchase)**

- \* IMU (Municipal Property Tax): Calculated based on the cadastral value. In the Arzachena/Porto Cervo area, it is mandatory for second homes.
- \* TARI: Waste collection tax based on square footage and occupancy.
- \* Consorzio Costa Smeralda Fees: If the villa is within the Consortium area, there are annual fees for security, landscaping, and medical services.

### **4. MANDATORY STEPS FOR FOREIGNERS**

- \* Italian Tax Code (Codice Fiscale): We can assist you in obtaining this through the local authorities.
- \* Anti-Money Laundering (AML): Complete transparency on the source of funds is required by Italian Law.