

Land (Real Estate) Mass Valuation Systems for Taxation Purposes in Europe

**Produced and published by
the Federal Land Cadastre Service of Russia
on behalf of
the UN ECE Working Party on Land Administration**

November 2001

Sponsored, printed and published by:

Federal Land Cadastre Service of Russia
39A Myasnitskaya Street,
MOSCOW 103 450
Russian Federation

Tel (+7 095) 207-9627

On behalf of:

**United Nations Economic Commission for Europe
Committee on Human Settlements
Working Party on Land Administration
Palais des Nations
8-10 Avenue de la Paix
1211 GENEVA
Switzerland**

Tel (+ 41) 22 917-2374

Компьютерная верстка ФКЦ «Земля», 2001г.
Оформление и печать АО «Экос», 2001г.

Contents

Contents	3
Preface	5
Summary of Responses	6
Section A. Organizational and Legal Aspects of the Mass Land (Real Estate) Valuation System for Tax Purposes.....	7
Section B. Methodological Aspects of Land (Real Estate) Valuation System	9
Section C. Land (Real Estate) Tax System	10
Systematic Summary of Responses.....	11
Section A. Organizational and Legal Aspects of the Mass Land (Real Estate) Valuation System for Tax Purposes.....	11
Section B. Methodical Aspects of the Land (Real Estate) Valuation System.....	27
Section C. Land (Real Estate) Tax System	35
Annex 1. Summary of Original Replies.....	47
Section A. Organizational and Legal aspects of the Mass Land (Real Estate) Valuation System for Tax Purposes.....	47
Section B. Methodical Aspects of the Land (Real Estate) Valuation System.....	87
Section C. Land (Real Estate) Tax System	107
Annex 2. Survey on Land (Real Estate) Mass Valuation System for Taxation Purposes.....	135
Annex 3. List of Correspondents	139
Annex 4. Key References	143

Preface

As part of the work program for 2000 – 2001 the United Nations Economic Commission for Europe Working Party on Land Administration has decided to make the study on land (real estate) mass valuation systems for taxation purposes that exist in the UN ECE region.

The objective of the study is to achieve a better understanding of the present situation with mass valuation of land (real estate) for taxation purposes and to facilitate professional contacts between officials who are responsible for mass valuation of land in their countries. The findings of the research are expected to provide government and local administrators as well as representatives of real estate valuation community with summarized data on what legal and practical approaches are used in the UN ECE region to perform mass valuation of real estate for taxation purposes. The study also attempts to find out for what other purposes the mass valuation is used for.

This study is based on a questionnaire, which seek answers to thirty-five questions classified under three main headings:

- (a) Organizational and legal aspects of mass real estate valuation system for tax purposes;
- (b) Methodical aspects of real estate valuation system;
- (c) Real estate tax system.

The Study Report is sponsored, prepared and published by the Federal Land Cadastre Service of Russia. It includes all replies received from 29 countries of the UN ECE Region. The respondents from these countries were kept informed on the progress made in the preparation of this Report and every effort was made to verify with them the accuracy of information presented.

Land (real estate) taxation issues are extremely country-specific. In the course of the study it became evident that respondents at times demonstrated different angles of understanding of issues that were brought up by the questionnaire. To a certain extend this had complicated summarizing and analysis of replies. For this reason this publication leaves readers with the opportunity to make their own conclusions about mass valuation systems for taxation purposes that currently exist in Europe. Annex 1 of the paper lists original replies from countries as respondents have provided them.

I am grateful to the UN ECE Working Party on Land Administration for supporting the idea of this study and to Olga Nesterova, Oleg Skufinskiy and Svetlana Bondarchuk of the Federal Land Cadastre Service of Russia who together with the helpful and friendly advice from the Bureau members of the Working Party on Land Administration assisted me in the development of the study questionnaire. I am also grateful to Natalia Ruskova of the Federal Land Cadastre Service of Russia and to Sergey Shibalov of Federal Cadastre Center “Zemlya” for their help in preparing the study results for publication. I particularly appreciate John Manthorpe a former Chief Land Registrar of the HM Land Registry in London who’s example guided me through this work. This publication became possible only due to the input that was given from the people in the UN ECE member countries who have donated their time and effort to provide their informative replies to the questionnaire.

I hope that this publication would become the first step to a further deeper study of land (real estate) taxation systems and their role in economy.

If you do have any comments or enquiries please contact me at the address below:

Alexey L. Overchuk
Deputy Chief
Federal Land Cadastre Service of Russia

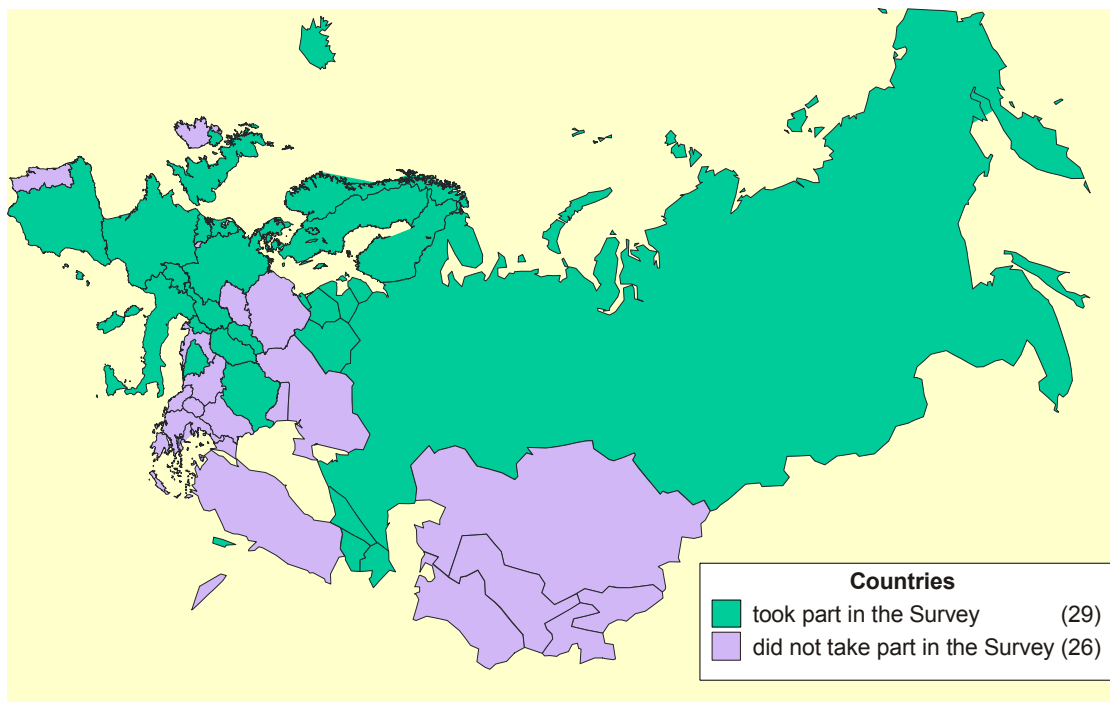
39A Myasnitskaya Street,
MOSCOW 103 450
Russian Federation

Tel: (+7 095) 207-9627
Fax: (+7 095) 207 2695
Email: alo@fcland.ru

November 2001

Summary of Responses

In November 2000 the Study Questionnaire on Land (real estate) mass valuation system for taxation purposes was circulated among all relevant authorities in the countries of the UN ECE Region. Copies of the Questionnaire and the attached letter can be found in Annex 2.



The following UN ECE member countries have send in their replies to the Questionnaire on Land (real estate) mass valuation system for taxation purposes:

- | | | |
|---------------------------|-----------------|------------------------|
| 1. Armenia | 11. France | 21. Norway |
| 2. Austria | 12. Georgia | 22. Romania |
| 3. Azerbaijan | 13. Germany | 23. Russian Federation |
| 4. Belarus | 14. Hungary | 24. Slovak Republic |
| 5. Belgium | 15. Iceland | 25. Slovenia |
| 6. Bosnia and Herzegovina | 16. Italy | 26. Spain |
| 7. Cyprus | 17. Latvia | 27. Sweden |
| 8. Denmark | 18. Lithuania | 28. Switzerland |
| 9. Estonia | 19. Malta | 29. United Kingdom |
| 10. Finland | 20. Netherlands | |

It is hoped that information from the following UN ECE member countries may be available to be included in the next edition of the Report:

- | | | |
|--|-------------------------|------------------------------|
| 1. Albania | 11. Kazakhstan | 21. Turkey |
| 2. Andorra | 12. Kyrgyzstan | 22. Turkmenistan |
| 3. Bulgaria | 13. Liechtenstein | 23. Ukraine |
| 4. Canada | 14. Luxembourg | 24. United States of America |
| 5. Croatia | 15. Monaco | 25. Uzbekistan |
| 6. Czech Republic | 16. Poland | 26. Yugoslavia |
| 7. Former Yugoslav Republic of Macedonia | 17. Portugal | |
| 8. Greece | 18. Republic of Moldova | |
| 9. Ireland | 19. San Marino | |
| 10. Israel | 20. Tajikistan | |

Section A. Organizational and Legal Aspects of the Mass Land (Real Estate) Valuation System for Tax Purposes

Land (real estate) systems of mass valuation operate throughout the world either as a part of land administration systems or as a part of fiscal systems that are using land cadastre data for taxation and other purposes.

The need for mass valuation has evolved when governments started to apply property tax that has required a large number of properties to be valued at the same time while maintaining low valuation costs. It is generally assumed that all land (real estate) owners should pay fair taxes.

Mass valuation of real estate is defined as a systematic valuation of groups of real estate units performed on a certain date with the help of standard procedures and statistical analysis while individual valuation is focused on determining the value of individual property units. Mass valuation is performed in public interests.

- The majority of responding countries (72%) have reported to have systems of mass valuation of land for taxation purposes.
- 14% have reported to start to develop systems of mass valuation for taxation purposes. All these countries represent transitional economies.
- 14% do not have systems of mass valuation of land for taxation purposes. These countries have a net wealth tax based on the value of assets. They also have other types of taxes that are levied on real estate¹.

It is mostly common that land administration authorities are responsible for mass valuation of land (real estate) and maintenance of appropriate databases. In many countries that responsibility is also delegated to taxation or finance authorities. In some countries local authorities play leading role in valuation of real estate. Most responses also show land administration authorities playing a leading role in development and implementation of mass valuation techniques.

The same agencies are usually also responsible for development and implementation of mass valuation techniques and methodologies. Mass valuation is performed by the public as well as by the private sector.

Mass valuation of land for taxation purposes is a relatively new phenomenon. It has began to develop at the beginning of the XX century when governments have started to be interested in applying relatively inexpensive homogeneous, accurate and fair approaches to assessment of all property units for taxation purposes. In later years mass valuation was greatly influenced by rapid development of statistical models and computer technologies.

A significant amount of responding countries indicates that systems of mass valuation for taxation purposes were started to develop after 1990. Most of them can be characterized, as transitional economies where real property valuation has become an issue after the introduction or restoration of private property rights in land.

- 45% started development of mass valuation system of land for taxation purposes after 1990.

Identification of objects of taxation is critical to operation of mass valuation systems. Respondents have indicated different visions of what is regarded in their countries as objects of mass valuation for taxation purposes. These views are closely related to understanding of meanings of terms land and real estate that exist in different nations. While in some countries land is only understood as the surface of Earth in other countries the term land also includes improvements attached to it. The majority of respondents have indicated that objects of mass valuation are land and improvements. There are also respondents that show unimproved land, as been an object of mass valuation while improvements are evaluated separately. The Study has also revealed in some countries different approaches to identifying objects of mass valuation in urban and rural areas.

¹ These countries are Bosnia-Herzegovina, Hungary, Malta and Norway. Although they have not given their responses to Part A and Part B of the Questionnaire they are still included in these two parts as respondents who have declared not have such systems.

Majority of countries regulates mass valuation through national legislations.

Introduction of mass valuation systems for taxation purposes may take years of preparatory work for the system to become operational. That is why in some countries where land valuation is in development stage these activities are performed on the basis of resolutions of the executive government or on methodologies developed with certain government agencies. This concerns countries that are shifting from normative land value figures to value indicators based on commonly accepted market mass valuation principles.

Financing of mass valuation activities is mostly performed by central governments. Some responses indicate that financing of mass valuation is a result of joint efforts of central, regional and local authorities. A few respondents have mentioned that mass valuation is financed by fees or on commercial basis. The responses reflect that local authorities might act as users of cadastral data needed for creation lists of taxpayers. In such cases local authorities pay fees to holders of information for the use of data.

- 55% respond to have central government budget to be the main source of mass valuation activities;
- 17% show that this activity is jointly financed through central and local budgets;
- 7% report to have fees as a financing source.

Regular revaluation cycle of land (real estate) is an important element of mass valuation system. Revaluations are necessary to maintain the level of revenue provided by land (real property) taxes that could otherwise be affected by inflation. Other reasons for revaluations are changing market values of real properties and need to support the principle of fairness within a taxation system. The frequency of revaluation is usually specified in national legislations. It is common for revaluations to occur every four or five years. In recent years some jurisdictions have introduced more frequent revaluations. It has mainly become possible due to development of information technologies. On the other hand there are a number of countries where revaluations have not taken place for many years.

Indexation within regular revaluation cycle is another way to adjust taxable property values. The level of indexation is relative to the development of real estate market and inflation rate. Responses indicate that the number of countries that use indexation is just slightly greater than the number of countries that are not using indexation. Countries with annual revaluation cycles do not have indexation practices.

In majority of cases when changes affecting property values are significant, the data from individual valuations is used to improve the accuracy of mass valuation. The data obtained from real market transactions or through individual valuations of property is entered into general valuation models that yield new assessed land (real property) values.

It is common that the valuation data is open to public. A considerable number of responses have indicated that only persons with recognized interests have access to valuation data basis. Some countries also maintain data basis that are closed to public.

- 41% respond to have valuation data open to public
- 27% show valuation data to be partly open
- 14% do not allow public access to valuation data

Mass valuation of land (real estate) for taxation purposes is a less costly exercise than valuation of individual real property units and some governments seek ways to use information obtained through mass valuation for purposes other than taxation. Among examples of such types of use are calculation of transfer taxes and stamp duties. In some economies this information is used to pay out compensation in consolidation and land reform procedures or for establishment of a starting price for land privatisation. Mass valuation data may also serve as an informal indicator of land market and mortgaging procedures.

- 34% use mass valuation data for purposes other than taxation
- 48% show that mass valuation is only used for taxation purposes

Section B. Methodological Aspects of Land (Real Estate) Valuation System

Mass valuation of land (real estate) is based on three traditional approaches: market value comparison, replacement cost and capitalization of income. In the mass valuation process a combination of all three approaches is commonly used to determine taxable values. Different types of land (real estate) might be subject to different valuation approaches depending on their characteristics, legal background and availability of trusted market data. The majority of respondents have indicated to use a combination of various approaches that may be applied to different types of real estate.

Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had acted knowledgeably, prudently and without compulsion. Market value comparison approach includes analysis of data from sales of similar land (real estate) units and proper adjustment of obtained data to provide value estimates for groups of land (real estate) units that are been appraised.

Although market value comparison is the most common and preferred approach, results provided by mass valuation models depend on the number of market transactions that can be used during the analysis and the accuracy of source data (sale prices). These obstacles seriously limit the potential to use market value comparison approach in economies where markets do not provide sufficient market data or transacting parties are interested in hiding true sales prices. Market value comparison approach yields best results in the housing sector.

Income capitalization approach measures the present value of the future benefits of land (real estate) ownership. This approach employs a variety of decision-making tools. Most commonly the value is assessed using actual or estimated income derived from a property with application of capitalization factor. This approach is helpful when there is no or little comparable data available to perform mass valuation. Commonly it is used for valuation of rental properties like apartment blocks, stores and offices. In some economies income approach is also used in such market sectors as farmland or forestland. In such cases soil quality factor and crop statistics play important role in valuation.

Cost approach is based on estimation of reproduction or replacement costs of a real property unit with subtraction of depreciation sustained by improvements. A market value of land as if vacant is added to the amount of improvements value gaining the amount of a total assessed market value. The success of this approach is subject to the availability of information on construction costs and depreciation rates. In transitional economies this approach is often used to establish the value of industrial businesses, especially at the time of their privatisation.

The majority of respondents have reported that encumbrances of rights are not taken into account in mass valuation. In countries where they are taken into account they are commonly limited to formally registered encumbrances and do not include private obligations.

Commonly the same authorized techniques of land (real estate) valuation are applied to all property units with no possibility to retreat from established rules. Indications were given that in some cases there might exist an opportunity for such retreat if there are special conditions that are not reflected in the mass valuation models. An intention to approach closer to a true market value prevails.

- 45% show not to offer any opportunity to retreat from authorized mass valuation techniques.

Fairness in taxation of land (real estate) is subject to official statistics been corresponsive to actual market prices. The balance between the two usually only exists at the time of sale. Therefore mass valuation models only provide assessed market values. Inability to reflect true market value in official statistics is explained buy lack of market transactions data and high costs of individual valuations relative to mass valuation.

Best practices show that conformity between official records and actual market values is achieved when low transfer taxes are established and taxpayers are not interested to hide true sales prices while the declared prices are later used by financial institutions for references in mortgage transactions. Maintenance of market price registers, systematic market studies and compulsory income declaration by taxpayers also facilitates the process.

- 45% claim to have conformity between official statistics data and actual market values or assessed market values:
- 17% show that official statistics only partly corresponds to actual market data.

The information that is used in mass valuation depends on the type of a valuation approach and mostly refers to property descriptions rather than property owners. Property description often includes but not limited to such factors as location, land area, size of building, construction materials, rent, soil productivity, economic development indicators and etc. Absence of a need to have information on property owners allows avoiding abuses that can occur during individual valuation.

It is mostly common that taxpayers can appeal against values established through mass valuation. The usual practice is for the owner of land (real estate) first to appeal to an executive authority that did the valuation and then to court. Sometimes the period of appeal is limited to a certain time following which the values cannot be changed.

- 72% of responding countries have the system of appeals in place.

Section C. Land (Real Estate) Tax System

Land (real estate) tax systems in different countries are characterized by a variety of different taxes levied on land (real property). All replies can be grouped in two categories. The first category includes countries with direct land (real property) taxes and the second category includes countries that levy taxes on wealth rather than just land and improvements. The countries from the first category have shown to use mass valuation tools for taxation purposes.

Transfer taxes are another important group of taxes that is applicable in majority of countries. They are only collected when changes of property owners occur and individual valuations are commonly used to establish taxable values. Some respondents have indicated that mass valuation results can also be used to establish amounts due for collection as transfer taxes. Most countries also charge capital gains tax. There are also examples of taxes been levied on abandoned or neglected houses and buildings or undeveloped sites with valid allotments.

Most responses indicate that land and other real estate taxes are collected through a single common tax. In cases like these values of land and improvements are often calculated separately with both assessments made at the same time. A proportion of the total tax that is related to land depends on the market values in the geographic area where property is located.

It is common that all types of properties are subject to taxation. In most countries non-profit facilities, public infrastructure facilities, public real estate, forest and farmland, non-productive land and real estate located in special economic zones can often be found subject to tax exemptions. A small number of responses report not to have any tax exemptions. Tax exemptions are also applied to different groups of population.

Most replies indicate that local authorities are responsible for establishment of land (real estate) tax rates. Tax rates are commonly established according to national legislations and regulations. In a significant number of countries central authorities set the tax rates. In countries that have reported not to have direct land (real estate) tax central authorities are responsible for the establishment of tax rates of other taxes levied on real estate.

In many countries local authorities have the right to set land (real estate) tax rates. Almost in all such cases the tax rate ranges within certain intervals that are typically set by national legislation.

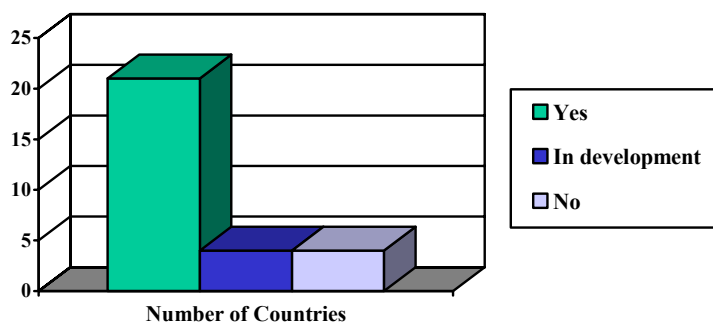
Most responses indicate that taxpayers have the right to appeal against assessed tax values of land (real estate). Commonly the appeal is first directed to the assessing agency and if it is not satisfied the appealing party might go to court. Sometimes the time to make an appeal after the taxable value is established is limited. Some countries do not have appeal procedures in place.

Although the replies have indicated that mass valuation activities are mostly financed by central authorities land (real estate) taxes collected commonly constitute the revenue of local authorities. It is also common that that this revenue is divided in proportions between governments different levels. Replies also indicate that different types of taxes levied on land (real estate) may form the revenue of different levels of government.

Systematic Summary of Responses

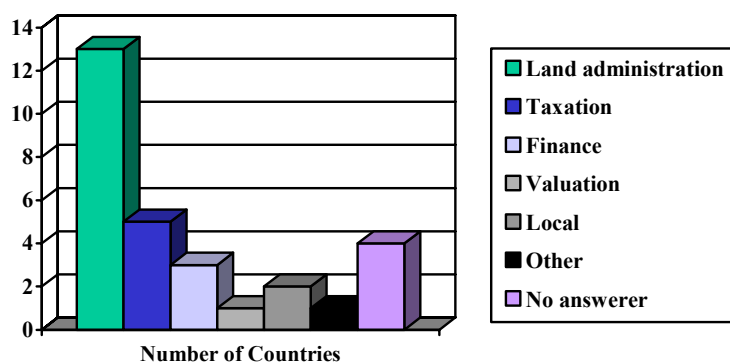
Section A. Organizational and Legal Aspects of the Mass Land (Real Estate) Valuation System for Tax Purposes

A1. Do you have a system of mass land (real estate) valuation for tax purposes in your country?



Country	Yes	No	In development
1. Armenia	<input type="checkbox"/>		
2. Austria	<input type="checkbox"/>		
3. Azerbaijan	<input type="checkbox"/>		
4. Belarus			<input type="checkbox"/>
5. Belgium	<input type="checkbox"/>		
6. Bosnia and Herzegovina		<input type="checkbox"/>	
7. Cyprus	<input type="checkbox"/>		
8. Denmark	<input type="checkbox"/>		
9. Estonia	<input type="checkbox"/>		
10. Finland	<input type="checkbox"/>		
11. France	<input type="checkbox"/>		
12. Georgia	<input type="checkbox"/>		
13. Germany	<input type="checkbox"/>		
14. Hungary		<input type="checkbox"/>	
15. Iceland	<input type="checkbox"/>		
16. Italy	<input type="checkbox"/>		
17. Latvia	<input type="checkbox"/>		
18. Lithuania			<input type="checkbox"/>
19. Malta		<input type="checkbox"/>	
20. Netherlands	<input type="checkbox"/>		
21. Norway		<input type="checkbox"/>	
22. Romania	<input type="checkbox"/>		
23. Russian Federation			<input type="checkbox"/>
24. Slovak Republic	<input type="checkbox"/>		
25. Slovenia			<input type="checkbox"/>
26. Spain	<input type="checkbox"/>		
27. Sweden	<input type="checkbox"/>		
28. Switzerland	<input type="checkbox"/>		
29. United Kingdom	<input type="checkbox"/>		

A2. Please provide the name and the address of the organization responsible for mass land valuation for tax purposes in your country.



Country	Land Administration Authority	Taxation Authority	Ministry of Finance	Local Authorities	Valuation Authority	Other	No answerer
1. Armenia	<input type="checkbox"/>						
2. Austria		<input type="checkbox"/> ²					
3. Azerbaijan	<input type="checkbox"/>						
4. Belarus	<input type="checkbox"/>						
5. Belgium	<input type="checkbox"/>						
6. Bosnia and Herzegovina							<input type="checkbox"/>
7. Cyprus	<input type="checkbox"/>						
8. Denmark		<input type="checkbox"/>					
9. Estonia	<input type="checkbox"/>						
10. Finland						<input type="checkbox"/>	
11. France	<input type="checkbox"/> ³						
12. Georgia				<input type="checkbox"/>			
13. Germany		<input type="checkbox"/>					
14. Hungary							<input type="checkbox"/>
15. Iceland	<input type="checkbox"/>						
16. Italy	<input type="checkbox"/>						
17. Latvia	<input type="checkbox"/>						
18. Lithuania	<input type="checkbox"/>						
19. Malta							<input type="checkbox"/>
20. Netherlands				<input type="checkbox"/>			
21. Norway							<input type="checkbox"/>
22. Romania			<input type="checkbox"/>				
23. Russian Federation	<input type="checkbox"/>						
24. Slovak Republic			<input type="checkbox"/>				
25. Slovenia			<input type="checkbox"/>				
26. Spain	<input type="checkbox"/>						
27. Sweden		<input type="checkbox"/>					
28. Switzerland		<input type="checkbox"/> ⁴					
29. United Kingdom					<input type="checkbox"/>		

² Regional Tax Offices are under the Ministry at Economic Affairs.

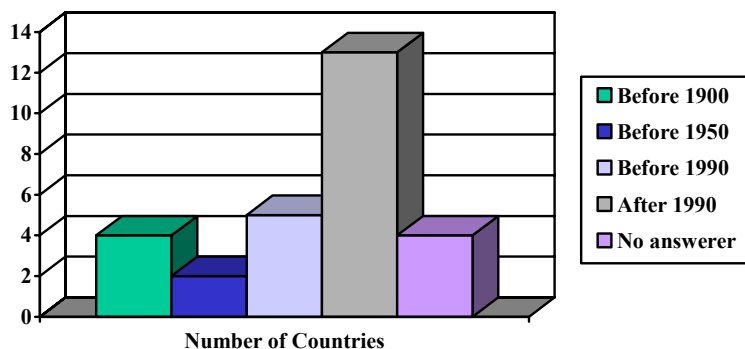
³ In France the Land Office is under the Ministry of Economic Affairs.

⁴ On the local Level.

A3. What is the title of this System? (Please briefly describe how does this system represent itself.)

Titles of land valuation systems in ECE member countries are given in Annex 1.

A4. When was the mass valuation system established?



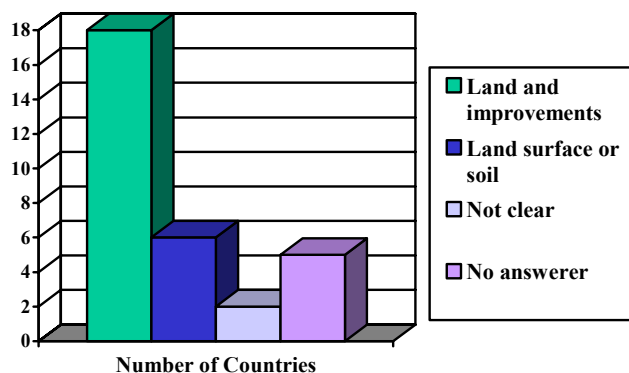
Country	Before 1900	Before 1950	Before 1990	After 1990	No answerer
1. Armenia				<input type="checkbox"/>	
2. Austria			<input type="checkbox"/>		
3. Azerbaijan				<input type="checkbox"/>	
4. Belarus				<input type="checkbox"/>	
5. Belgium	<input type="checkbox"/>				
6. Bosnia and Herzegovina					<input type="checkbox"/>
7. Cyprus		<input type="checkbox"/>			
8. Denmark		<input type="checkbox"/>			
9. Estonia				<input type="checkbox"/>	
10. Finland			<input type="checkbox"/>		
11. France			<input type="checkbox"/>		
12. Georgia				<input type="checkbox"/>	
13. Germany	<input type="checkbox"/>				
14. Hungary					<input type="checkbox"/>
15. Iceland			<input type="checkbox"/>		
16. Italy					
17. Latvia				<input type="checkbox"/>	
18. Lithuania				<input type="checkbox"/>	
19. Malta					<input type="checkbox"/>
20. Netherlands				<input type="checkbox"/>	
21. Norway					<input type="checkbox"/>
22. Romania				<input type="checkbox"/>	
23. Russian Federation				<input type="checkbox"/>	
24. Slovak Republic				<input type="checkbox"/>	
25. Slovenia				<input type="checkbox"/>	
26. Spain					
27. Sweden			<input type="checkbox"/> ⁵		
28. Switzerland	<input type="checkbox"/>				
29. United Kingdom	<input type="checkbox"/> ⁶			<input type="checkbox"/> ⁷	

⁵ In modern form.

⁶ For commercial properties.

⁷ For housing.

A5. What is(are) the object(s) of mass valuation? (Please indicate existing classification of objects in mass land (real estate) valuation system.)



Country	Land and Improvements	Land	Not clear	No answerer
1. Armenia	<input type="checkbox"/>			
2. Austria	<input type="checkbox"/> ⁸	<input type="checkbox"/> ⁹		
3. Azerbaijan			<input type="checkbox"/>	
4. Belarus		<input type="checkbox"/>		
5. Belgium	<input type="checkbox"/>			
6. Bosnia and Herzegovina				<input type="checkbox"/>
7. Cyprus			<input type="checkbox"/>	
8. Denmark	<input type="checkbox"/>			
9. Estonia		<input type="checkbox"/>		
10. Finland	<input type="checkbox"/>			
11. France	<input type="checkbox"/>			
12. Georgia		<input type="checkbox"/>		
13. Germany	<input type="checkbox"/>			
14. Hungary				<input type="checkbox"/>
15. Iceland	<input type="checkbox"/>			
16. Italy	<input type="checkbox"/> ¹⁰	<input type="checkbox"/> ¹¹		
17. Latvia	<input type="checkbox"/>			
18. Lithuania	<input type="checkbox"/>			
19. Malta				<input type="checkbox"/>
20. Netherlands	<input type="checkbox"/>			
21. Norway				<input type="checkbox"/>
22. Romania	<input type="checkbox"/>			
23. Russian Federation		<input type="checkbox"/>		
24. Slovak Republic	<input type="checkbox"/>			
25. Slovenia				<input type="checkbox"/>
26. Spain	<input type="checkbox"/>			
27. Sweden	<input type="checkbox"/>			
28. Switzerland	<input type="checkbox"/>			
29. United Kingdom	<input type="checkbox"/>			

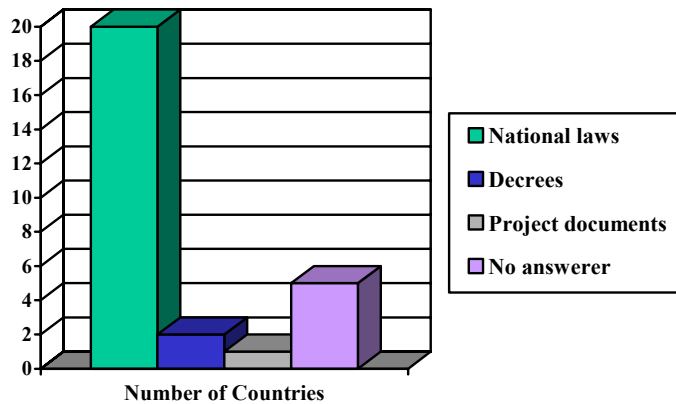
⁸ Objects of assessed valuation are real property (i.e., land including buildings, differing between developed and undeveloped land).

⁹ Agriculture and forest related properties are valued according to a capitalized value.

¹⁰ In urban areas.

¹¹ In rural areas.

A6. What is the governing legislation regulating mass land (real estate) valuation in your country?



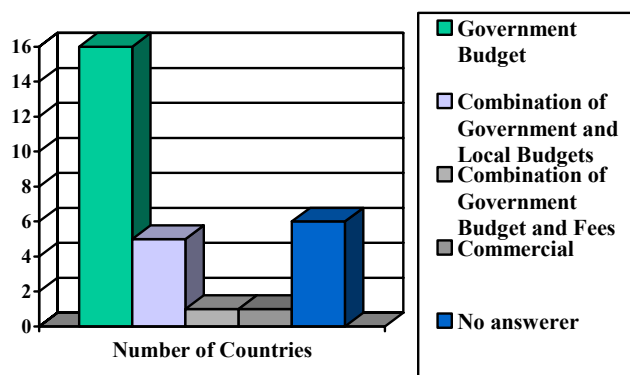
Country	National Laws	Governmental Decrees	Project documents	No answerer
1. Armenia	<input type="checkbox"/>			
2. Austria	<input type="checkbox"/>			
3. Azerbaijan	<input type="checkbox"/>			
4. Belarus			<input type="checkbox"/>	
5. Belgium	<input type="checkbox"/>			
6. Bosnia and Herzegovina				<input type="checkbox"/>
7. Cyprus	<input type="checkbox"/>			
8. Denmark	<input type="checkbox"/>			
9. Estonia	<input type="checkbox"/>			
10. Finland	<input type="checkbox"/>			
11. France	<input type="checkbox"/>			
12. Georgia	<input type="checkbox"/>			
13. Germany	<input type="checkbox"/>			
14. Hungary				<input type="checkbox"/>
15. Iceland	<input type="checkbox"/>			
16. Italy	<input type="checkbox"/>			
17. Latvia	<input type="checkbox"/>			
18. Lithuania	<input type="checkbox"/>			
19. Malta				<input type="checkbox"/>
20. Netherlands	<input type="checkbox"/>			
21. Norway				<input type="checkbox"/>
22. Romania	<input type="checkbox"/>			
23. Russian Federation		<input type="checkbox"/> ¹²		
24. Slovak Republic		<input type="checkbox"/>		
25. Slovenia				<input type="checkbox"/>
26. Spain	<input type="checkbox"/>			
27. Sweden	<input type="checkbox"/>			
28. Switzerland	<input type="checkbox"/>			
29. United Kingdom	<input type="checkbox"/>			

¹² Development of new mass valuation system for land.

A7. Who are the main participants in mass land (real estate) valuation process? (Please indicate a title of department(s) and (or) organizations and their basic functions in this process.)

Answers to question A7 are summarized in Annex 1.

A8. What are the sources for financing the functioning of mass land (real estate) valuation system for tax purposes?



Country	Government Budget	Combination of Local and Government Budgets	Combination of Government Budget and Fees	Commercial	No answerer
1. Armenia	<input type="checkbox"/>				
2. Austria		<input type="checkbox"/>			
3. Azerbaijan	<input type="checkbox"/>				
4. Belarus	<input type="checkbox"/>				
5. Belgium	<input type="checkbox"/>				
6. Bosnia and Herzegovina					<input type="checkbox"/>
7. Cyprus	<input type="checkbox"/>				
8. Denmark		<input type="checkbox"/>			
9. Estonia	<input type="checkbox"/>				
10. Finland	<input type="checkbox"/>				
11. France	<input type="checkbox"/>				
12. Georgia					<input type="checkbox"/>
13. Germany	<input type="checkbox"/>				
14. Hungary					<input type="checkbox"/>
15. Iceland	<input type="checkbox"/> ¹³				
16. Italy			<input type="checkbox"/>		
17. Latvia	<input type="checkbox"/>				
18. Lithuania	<input type="checkbox"/>				
19. Malta					<input type="checkbox"/>
20. Netherlands		<input type="checkbox"/>			
21. Norway					<input type="checkbox"/>
22. Romania	<input type="checkbox"/>				
23. Russian Federation		<input type="checkbox"/>			
24. Slovak Republic				<input type="checkbox"/>	
25. Slovenia					<input type="checkbox"/>
26. Spain	<input type="checkbox"/>				
27. Sweden	<input type="checkbox"/>				
28. Switzerland		<input type="checkbox"/>			
29. United Kingdom	<input type="checkbox"/>				

¹³ Communities pay fees for using data for taxation purposes. Other users also pay fees for access into data basis containing the information on valuation and registration of real estate

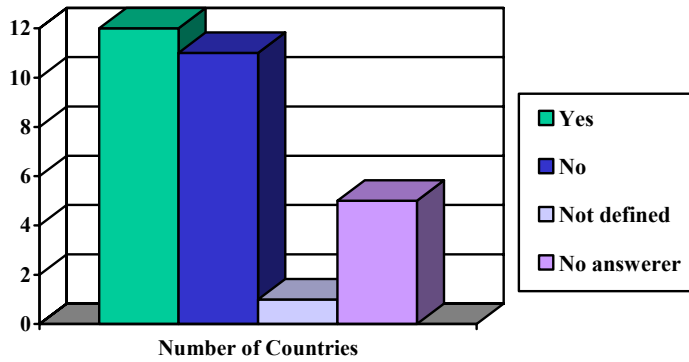
A9. How are changes affecting the property values (new buildings, development of infrastructure, changes in area of property, etc.) dealt with?

Answers to question A9 are summarized in Annex 1.

A10. How frequently do general revaluations of land (real estate) occur in your country? If the valuation cycle varies in real estate classes, indicate valuation cycles for each class of land (real estate).

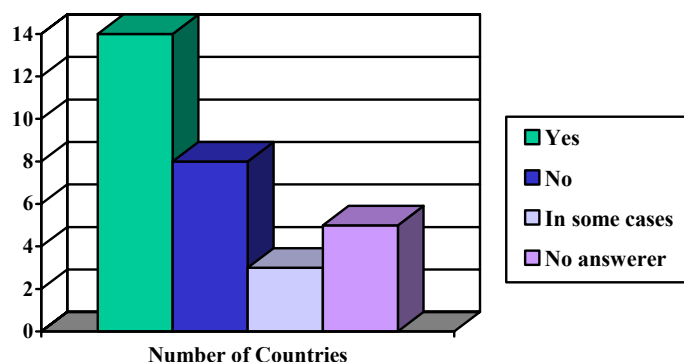
Answers to question A10 are summarized in Annex 1.

A11. Is there a system of indexation affecting property value between regular revaluations?



Country	Yes	No	Not defined	No answerer
1. Armenia	<input type="checkbox"/>			
2. Austria	<input type="checkbox"/>			
3. Azerbaijan	<input type="checkbox"/>			
4. Belarus			<input type="checkbox"/>	
5. Belgium	<input type="checkbox"/>			
6. Bosnia and Herzegovina				<input type="checkbox"/>
7. Cyprus		<input type="checkbox"/>		
8. Denmark		<input type="checkbox"/>		
9. Estonia		<input type="checkbox"/>		
10. Finland	<input type="checkbox"/>			
11. France	<input type="checkbox"/>			
12. Georgia		<input type="checkbox"/>		
13. Germany	<input type="checkbox"/>			
14. Hungary				<input type="checkbox"/>
15. Iceland	<input type="checkbox"/>			
16. Italy		<input type="checkbox"/>		
17. Latvia	<input type="checkbox"/>			
18. Lithuania		<input type="checkbox"/>		
19. Malta				<input type="checkbox"/>
20. Netherlands		<input type="checkbox"/>		
21. Norway				<input type="checkbox"/>
22. Romania		<input type="checkbox"/>		
23. Russian Federation	<input type="checkbox"/>			
24. Slovak Republic		<input type="checkbox"/>		
25. Slovenia				<input type="checkbox"/>
26. Spain	<input type="checkbox"/>			
27. Sweden	<input type="checkbox"/>			
28. Switzerland		<input type="checkbox"/>		
29. United Kingdom		<input type="checkbox"/>		

A12. Are individual valuations used to improve mass valuation accuracy?

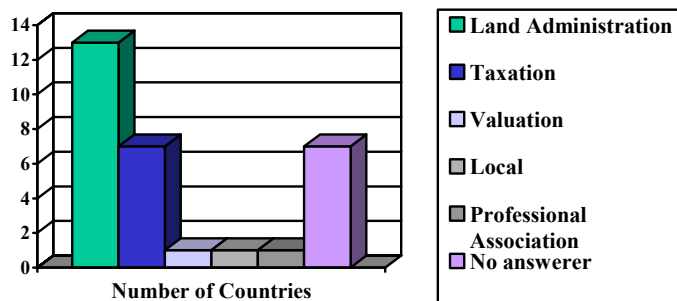


Country	Yes	No	In some Cases	No answerer
1. Armenia	<input type="checkbox"/>			
2. Austria	<input type="checkbox"/>			
3. Azerbaijan		<input type="checkbox"/>		
4. Belarus		<input type="checkbox"/>		
5. Belgium	<input type="checkbox"/>			
6. Bosnia and Herzegovina				<input type="checkbox"/>
7. Cyprus	<input type="checkbox"/>			
8. Denmark			<input type="checkbox"/>	
9. Estonia		<input type="checkbox"/>		
10. Finland			<input type="checkbox"/>	
11. France	<input type="checkbox"/>			
12. Georgia		<input type="checkbox"/>		
13. Germany	<input type="checkbox"/>			
14. Hungary				<input type="checkbox"/>
15. Iceland	<input type="checkbox"/>			
16. Italy		<input type="checkbox"/>		
17. Latvia	<input type="checkbox"/>			
18. Lithuania			<input type="checkbox"/>	
19. Malta				<input type="checkbox"/>
20. Netherlands		<input type="checkbox"/>		
21. Norway				<input type="checkbox"/>
22. Romania	<input type="checkbox"/>			
23. Russian Federation	<input type="checkbox"/>			
24. Slovak Republic		<input type="checkbox"/>		
25. Slovenia				<input type="checkbox"/>
26. Spain	<input type="checkbox"/>			
27. Sweden	<input type="checkbox"/>			
28. Switzerland	<input type="checkbox"/> ¹⁴	<input type="checkbox"/> ¹⁵		
29. United Kingdom	<input type="checkbox"/>			

¹⁴ In case of new construction or large renovation.

¹⁵ In case of land transfer.

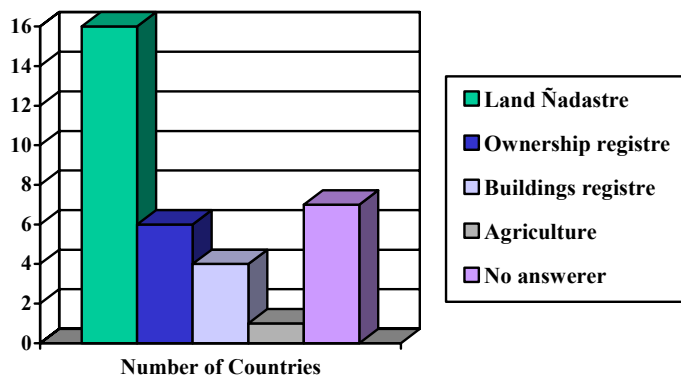
A13. Is there a special database, where the valuation information is accumulated?
 (Please indicate the name of an organisation, which is acting as the holder of such data bank.)



Country	Land Administration Authority	Taxation Authority	Associations	Local Authorities	Valuation Authority	No answerer or does not exist
1. Armenia	<input type="checkbox"/>					
2. Austria	<input type="checkbox"/>	<input type="checkbox"/>				
3. Azerbaijan	<input type="checkbox"/>					
4. Belarus						<input type="checkbox"/>
5. Belgium	<input type="checkbox"/>					
6. Bosnia and Herzegovina						<input type="checkbox"/>
7. Cyprus	<input type="checkbox"/>					
8. Denmark		<input type="checkbox"/> ¹⁶				
9. Estonia	<input type="checkbox"/>					
10. Finland		<input type="checkbox"/>				
11. France		<input type="checkbox"/>				
12. Georgia	<input type="checkbox"/> ¹⁷					
13. Germany		<input type="checkbox"/>				
14. Hungary						<input type="checkbox"/>
15. Iceland	<input type="checkbox"/>					
16. Italy	<input type="checkbox"/>					
17. Latvia	<input type="checkbox"/>					
18. Lithuania	<input type="checkbox"/>					
19. Malta						<input type="checkbox"/>
20. Netherlands				<input type="checkbox"/> ¹⁸		
21. Norway						<input type="checkbox"/>
22. Romania			<input type="checkbox"/>			
23. Russian Federation	<input type="checkbox"/> ¹⁹					
24. Slovak Republic						<input type="checkbox"/>
25. Slovenia						<input type="checkbox"/>
26. Spain	<input type="checkbox"/>					
27. Sweden		<input type="checkbox"/>				
28. Switzerland		<input type="checkbox"/> ²⁰				
29. United Kingdom					<input type="checkbox"/>	

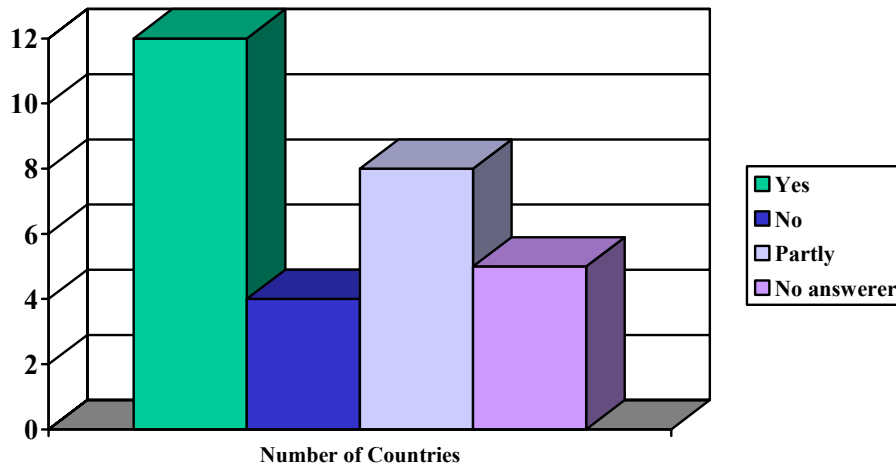
¹⁶ In Denmark the data base is also maintained at the local level.
¹⁷ In local offices of the national Land administration authority.
¹⁸ Technical parameters are maintained in the Cadastre Office.
¹⁹ In the local offices of the federal land administration authority.
²⁰ On the local level.

A14. What information systems is the system of mass land (real estate) valuation connected with? How is this interaction implemented?



Country	Land Cadastre	Ownership Register	Buildings register	Agriculture	No answerer or does not exist
1. Armenia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Austria	<input type="checkbox"/>				
3. Azerbaijan					
4. Belarus	<input type="checkbox"/>				
5. Belgium	<input type="checkbox"/>	<input type="checkbox"/>			
6. Bosnia and Herzegovina					<input type="checkbox"/>
7. Cyprus		<input type="checkbox"/>			
8. Denmark	<input type="checkbox"/>		<input type="checkbox"/>		
9. Estonia	<input type="checkbox"/>				
10. Finland	<input type="checkbox"/>		<input type="checkbox"/>		
11. France		<input type="checkbox"/>	<input type="checkbox"/>		
12. Georgia					<input type="checkbox"/>
13. Germany	<input type="checkbox"/>				
14. Hungary					<input type="checkbox"/>
15. Iceland	<input type="checkbox"/>				
16. Italy					
17. Latvia	<input type="checkbox"/>				
18. Lithuania	<input type="checkbox"/>	<input type="checkbox"/>			
19. Malta					<input type="checkbox"/>
20. Netherlands	<input type="checkbox"/>				
21. Norway					<input type="checkbox"/>
22. Romania					<input type="checkbox"/>
23. Russian Federation	<input type="checkbox"/>				
24. Slovak Republic	<input type="checkbox"/>				
25. Slovenia					<input type="checkbox"/>
26. Spain					
27. Sweden	<input type="checkbox"/>				
28. Switzerland	<input type="checkbox"/>				
29. United Kingdom		<input type="checkbox"/>			

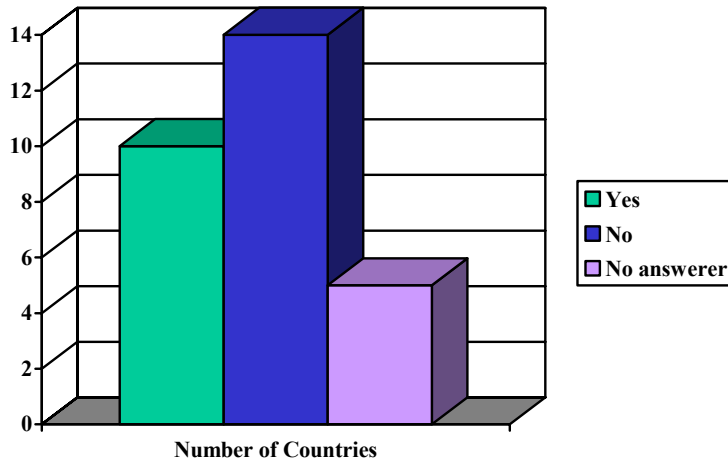
A15. Is valuation data open to public?



Country	Yes	No	Partly	No answerer
1. Armenia	<input type="checkbox"/>			
2. Austria			<input type="checkbox"/>	
3. Azerbaijan	<input type="checkbox"/>			
4. Belarus		<input type="checkbox"/>		
5. Belgium			<input type="checkbox"/>	
6. Bosnia and Herzegovina				<input type="checkbox"/>
7. Cyprus	<input type="checkbox"/>			
8. Denmark	<input type="checkbox"/>			
9. Estonia	<input type="checkbox"/>			
10. Finland	<input type="checkbox"/>			
11. France	<input type="checkbox"/>			
12. Georgia			<input type="checkbox"/>	
13. Germany		<input type="checkbox"/> ²¹		
14. Hungary				<input type="checkbox"/>
15. Iceland			<input type="checkbox"/>	
16. Italy	<input type="checkbox"/>			
17. Latvia	<input type="checkbox"/>			
18. Lithuania			<input type="checkbox"/>	
19. Malta				<input type="checkbox"/>
20. Netherlands			<input type="checkbox"/>	
21. Norway				<input type="checkbox"/>
22. Romania		<input type="checkbox"/>		
23. Russian Federation	<input type="checkbox"/>			
24. Slovak Republic	<input type="checkbox"/>			
25. Slovenia				<input type="checkbox"/>
26. Spain			<input type="checkbox"/>	
27. Sweden	<input type="checkbox"/>			
28. Switzerland		<input type="checkbox"/>		
29. United Kingdom			<input type="checkbox"/>	

²¹ Individual real estate data is closed to public.

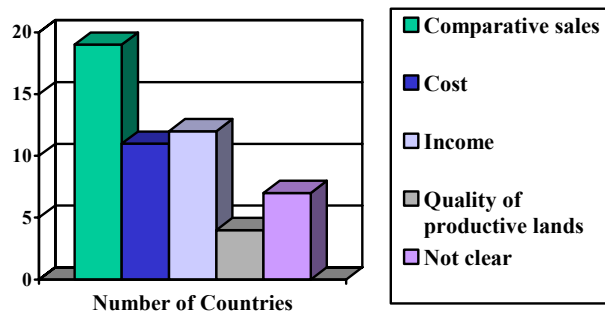
A16. Are there other applications of mass valuation for taxation purposes that exist in your country?



Country	Yes	No	No answerer
1. Armenia		<input type="checkbox"/>	
2. Austria		<input type="checkbox"/>	
3. Azerbaijan		<input type="checkbox"/>	
4. Belarus		<input type="checkbox"/>	
5. Belgium		<input type="checkbox"/>	
6. Bosnia and Herzegovina			<input type="checkbox"/>
7. Cyprus		<input type="checkbox"/>	
8. Denmark		<input type="checkbox"/>	
9. Estonia		<input type="checkbox"/>	
10. Finland		<input type="checkbox"/>	
11. France	<input type="checkbox"/>		
12. Georgia	<input type="checkbox"/>		
13. Germany		<input type="checkbox"/>	
14. Hungary			<input type="checkbox"/>
15. Iceland	<input type="checkbox"/>		
16. Italy		<input type="checkbox"/>	
17. Latvia	<input type="checkbox"/>		
18. Lithuania	<input type="checkbox"/>		
19. Malta			<input type="checkbox"/>
20. Netherlands		<input type="checkbox"/>	
21. Norway			<input type="checkbox"/>
22. Romania		<input type="checkbox"/>	
23. Russian Federation	<input type="checkbox"/>		
24. Slovak Republic		<input type="checkbox"/>	
25. Slovenia			<input type="checkbox"/>
26. Spain	<input type="checkbox"/>		
27. Sweden	<input type="checkbox"/>		
28. Switzerland	<input type="checkbox"/>		
29. United Kingdom	<input type="checkbox"/>		

Section B. Methodical Aspects of the Land (Real Estate) Valuation System

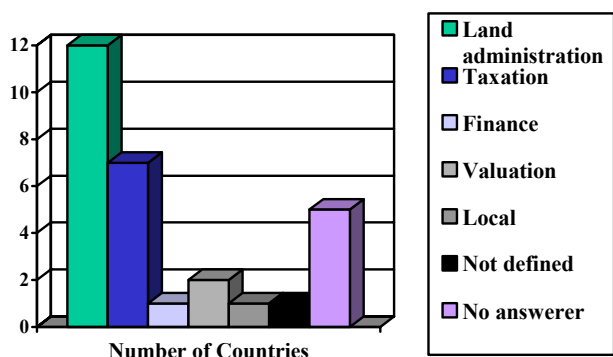
B1. What approaches (models) are used in land (real estate) valuation process in your country and how they are applied to different classes of real estate?



Country	Comparative sales approach	Cost approach	Income approach	Quality of productive lands	Not clear or no answer
1. Armenia	<input type="checkbox"/>				
2. Austria	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Azerbaijan	<input type="checkbox"/>				
4. Belarus	<input type="checkbox"/>				
5. Belgium	<input type="checkbox"/>				
6. Bosnia and Herzegovina					<input type="checkbox"/>
7. Cyprus	<input type="checkbox"/>		<input type="checkbox"/>		
8. Denmark	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
9. Estonia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
10. Finland	<input type="checkbox"/>	<input type="checkbox"/>			
11. France	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
12. Georgia					<input type="checkbox"/>
13. Germany	<input type="checkbox"/>			<input type="checkbox"/>	
14. Hungary					<input type="checkbox"/>
15. Iceland	<input type="checkbox"/>	<input type="checkbox"/>			
16. Italy			<input type="checkbox"/>		
17. Latvia					<input type="checkbox"/>
18. Lithuania	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
19. Malta					<input type="checkbox"/>
20. Netherlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
21. Norway					<input type="checkbox"/>
22. Romania				<input type="checkbox"/>	
23. Russian Federation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
24. Slovak Republic				<input type="checkbox"/>	
25. Slovenia					<input type="checkbox"/>
26. Spain	<input type="checkbox"/>				
27. Sweden	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
28. Switzerland	<input type="checkbox"/>		<input type="checkbox"/> ²²		
29. United Kingdom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

²² Rental income from own apartment

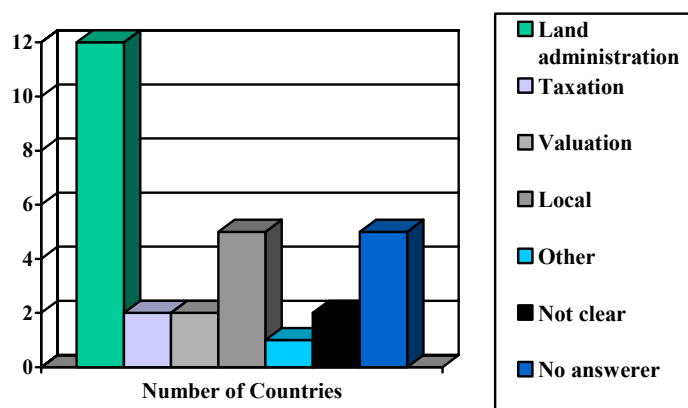
B2. Who develops techniques for mass valuation and who (what department) adopts these techniques? (Please provide relevant addresses.)



Country	Land administration authorities	Tax authorities	Finance authorities	Valuating authorities	Local municipalities	Not defined	No answerer
1. Armenia	<input type="checkbox"/>						
2. Austria		<input type="checkbox"/>					
3. Azerbaijan	<input type="checkbox"/>						
4. Belarus	<input type="checkbox"/>						
5. Belgium	<input type="checkbox"/>						
6. Bosnia and Herzegovina							<input type="checkbox"/>
7. Cyprus	<input type="checkbox"/>						
8. Denmark		<input type="checkbox"/>					
9. Estonia	<input type="checkbox"/>						
10. Finland		<input type="checkbox"/>					
11. France		<input type="checkbox"/>					
12. Georgia						<input type="checkbox"/>	
13. Germany				<input type="checkbox"/>			
14. Hungary							<input type="checkbox"/>
15. Iceland	<input type="checkbox"/>						
16. Italy	<input type="checkbox"/>						
17. Latvia	<input type="checkbox"/>						
18. Lithuania		<input type="checkbox"/>					
19. Malta							<input type="checkbox"/>
20. Netherlands					<input type="checkbox"/>		
21. Norway							<input type="checkbox"/>
22. Romania			<input type="checkbox"/>				
23. Russian Federation	<input type="checkbox"/>						
24. Slovak Republic		<input type="checkbox"/>					
25. Slovenia							<input type="checkbox"/>
26. Spain	<input type="checkbox"/>						
27. Sweden	<input type="checkbox"/>						
28. Switzerland		<input type="checkbox"/> ²³					
29. United Kingdom				<input type="checkbox"/>			

²³ Parliament adopts the method of valuation.

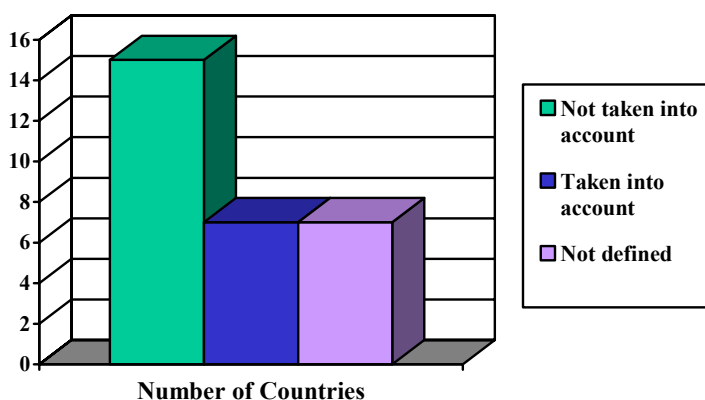
B3. How are mass valuation techniques implemented and by who?



Country	Land administration authorities	Tax authorities	Valuating authorities	Local Authorities	Other	Not clear	No answerer
1. Armenia	<input type="checkbox"/>						
2. Austria							
3. Azerbaijan	<input type="checkbox"/>						
4. Belarus	<input type="checkbox"/>						
5. Belgium	<input type="checkbox"/>						
6. Bosnia and Herzegovina							<input type="checkbox"/>
7. Cyprus	<input type="checkbox"/>						
8. Denmark		<input type="checkbox"/>				<input type="checkbox"/>	
9. Estonia	<input type="checkbox"/>						
10. Finland					<input type="checkbox"/>		
11. France		<input type="checkbox"/>					
12. Georgia						<input type="checkbox"/>	
13. Germany			<input type="checkbox"/>				
14. Hungary							<input type="checkbox"/>
15. Iceland	<input type="checkbox"/>						
16. Italy	<input type="checkbox"/>			<input type="checkbox"/>			
17. Latvia	<input type="checkbox"/>						
18. Lithuania	<input type="checkbox"/>						
19. Malta							<input type="checkbox"/>
20. Netherlands				<input type="checkbox"/>			
21. Norway							<input type="checkbox"/>
22. Romania				<input type="checkbox"/>			
23. Russian Federation	<input type="checkbox"/>			<input type="checkbox"/>			
24. Slovak Republic						<input type="checkbox"/>	
25. Slovenia							<input type="checkbox"/>
26. Spain							
27. Sweden	<input type="checkbox"/>						
28. Switzerland				<input type="checkbox"/> ²⁴			
29. United Kingdom			<input type="checkbox"/>				

²⁴ Local tax authorities.

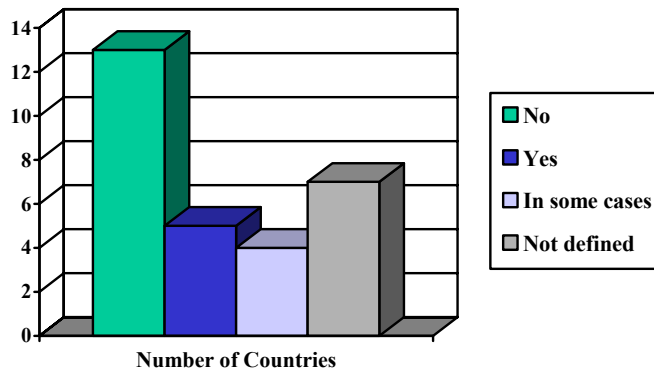
B4. What kinds of encumbrances of rights (for example, easements) are not taken into account in mass valuation? If any, please describe?



Country	None are taken into account	Are taken into account	Not defined
1. Armenia	<input type="checkbox"/>		
2. Austria		<input type="checkbox"/>	
3. Azerbaijan			<input type="checkbox"/>
4. Belarus	<input type="checkbox"/>		
5. Belgium	<input type="checkbox"/>		
6. Bosnia and Herzegovina			<input type="checkbox"/>
7. Cyprus	<input type="checkbox"/>		
8. Denmark	<input type="checkbox"/>		
9. Estonia	<input type="checkbox"/>		
10. Finland		<input type="checkbox"/>	
11. France		<input type="checkbox"/>	
12. Georgia			<input type="checkbox"/>
13. Germany	<input type="checkbox"/>		
14. Hungary			<input type="checkbox"/>
15. Iceland		<input type="checkbox"/>	
16. Italy	<input type="checkbox"/>		
17. Latvia		<input type="checkbox"/>	
18. Lithuania	<input type="checkbox"/>		
19. Malta			<input type="checkbox"/>
20. Netherlands	<input type="checkbox"/>		
21. Norway			<input type="checkbox"/>
22. Romania	<input type="checkbox"/>		
23. Russian Federation	<input type="checkbox"/>		
24. Slovak Republic	<input type="checkbox"/>		
25. Slovenia			<input type="checkbox"/>
26. Spain	<input type="checkbox"/>		
27. Sweden		<input type="checkbox"/>	
28. Switzerland		<input type="checkbox"/> ²⁵	
29. United Kingdom	<input type="checkbox"/>		

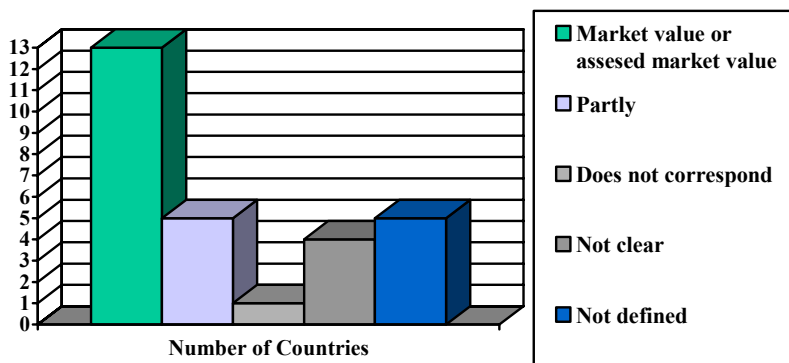
²⁵ Only those that are registered.

B5. Is there a possibility to retreat from the authorised techniques (estimated models) of mass valuation? If yes, list cases of possible retreat.



Country	No	Yes	In some cases	Not defined
1. Armenia	<input type="checkbox"/>			
2. Austria	<input type="checkbox"/>			
3. Azerbaijan		<input type="checkbox"/>		
4. Belarus	<input type="checkbox"/>			
5. Belgium	<input type="checkbox"/>			
6. Bosnia and Herzegovina				<input type="checkbox"/>
7. Cyprus				<input type="checkbox"/>
8. Denmark		<input type="checkbox"/>		
9. Estonia		<input type="checkbox"/>		
10. Finland				<input type="checkbox"/>
11. France		<input type="checkbox"/>		
12. Georgia		<input type="checkbox"/>		
13. Germany	<input type="checkbox"/>			
14. Hungary				<input type="checkbox"/>
15. Iceland			<input type="checkbox"/>	
16. Italy	<input type="checkbox"/>			
17. Latvia			<input type="checkbox"/>	
18. Lithuania	<input type="checkbox"/>			
19. Malta				<input type="checkbox"/>
20. Netherlands			<input type="checkbox"/>	
21. Norway				<input type="checkbox"/>
22. Romania	<input type="checkbox"/>			
23. Russian Federation	<input type="checkbox"/>			
24. Slovak Republic	<input type="checkbox"/>			
25. Slovenia				<input type="checkbox"/>
26. Spain	<input type="checkbox"/>			
27. Sweden			<input type="checkbox"/>	
28. Switzerland	<input type="checkbox"/>			
29. United Kingdom	<input type="checkbox"/>			

B6. To what extent do the official statistics correspond to actual situation (actual market value)? (If the official statistics mirror an actual market value, how was it achieved? (If it is not so, what are the reasons?))

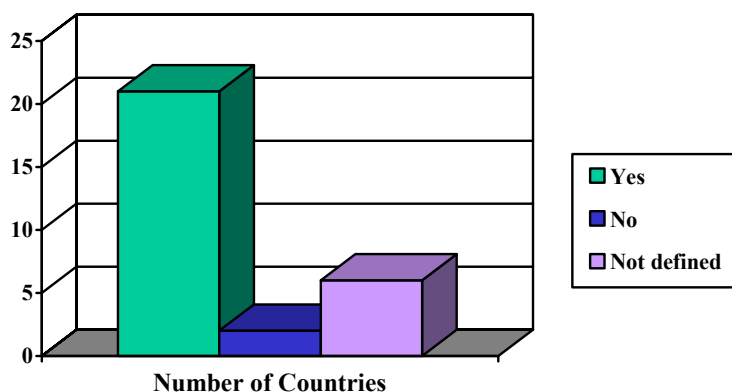


Country	Corresponds to market value or assessed market value	Partly corresponds	Does not correspond	Not clear	Not defined
1. Armenia		<input type="checkbox"/>			
2. Austria	<input type="checkbox"/>				
3. Azerbaijan		<input type="checkbox"/>			
4. Belarus					
5. Belgium				<input type="checkbox"/>	
6. Bosnia and Herzegovina					<input type="checkbox"/>
7. Cyprus				<input type="checkbox"/>	<input type="checkbox"/>
8. Denmark	<input type="checkbox"/>				
9. Estonia	<input type="checkbox"/>				
10. Finland	<input type="checkbox"/>				
11. France	<input type="checkbox"/>				
12. Georgia				<input type="checkbox"/>	
13. Germany	<input type="checkbox"/>				
14. Hungary					<input type="checkbox"/>
15. Iceland	<input type="checkbox"/>				
16. Italy	<input type="checkbox"/>				
17. Latvia	<input type="checkbox"/>				
18. Lithuania	<input type="checkbox"/>				
19. Malta					
20. Netherlands	<input type="checkbox"/>				
21. Norway					<input type="checkbox"/>
22. Romania				<input type="checkbox"/>	
23. Russian Federation		<input type="checkbox"/>			
24. Slovak Republic		<input type="checkbox"/>			
25. Slovenia					<input type="checkbox"/>
26. Spain			<input type="checkbox"/>		
27. Sweden	<input type="checkbox"/>				
28. Switzerland		<input type="checkbox"/>			
29. United Kingdom	<input type="checkbox"/>				

B7. What information about an object is used in mass valuation process? (Please list information sources.)

Answers to question B7 are summarized in Annex 1.

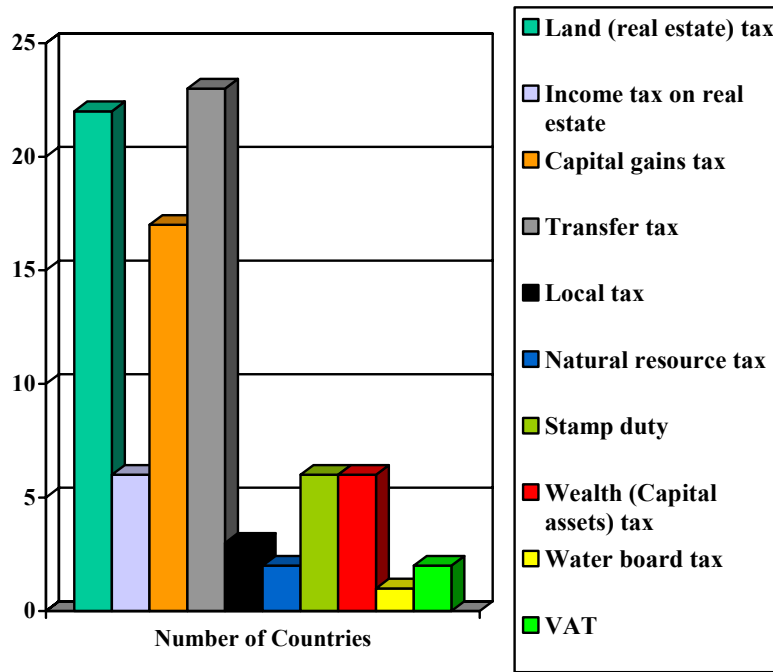
B8. Is it possible to complain against an established value? (Please describe the procedures.)



Country	Yes	No	Not defined
1. Armenia	<input type="checkbox"/>		
2. Austria	<input type="checkbox"/>		
3. Azerbaijan			<input type="checkbox"/>
4. Belarus		<input type="checkbox"/>	
5. Belgium	<input type="checkbox"/>		
6. Bosnia and Herzegovina			<input type="checkbox"/>
7. Cyprus	<input type="checkbox"/>		
8. Denmark	<input type="checkbox"/>		
9. Estonia	<input type="checkbox"/>		
10. Finland	<input type="checkbox"/>		
11. France	<input type="checkbox"/>		
12. Georgia	<input type="checkbox"/>		
13. Germany	<input type="checkbox"/>		
14. Hungary			<input type="checkbox"/>
15. Iceland	<input type="checkbox"/>		
16. Italy	<input type="checkbox"/>		
17. Latvia	<input type="checkbox"/>		
18. Lithuania	<input type="checkbox"/>		
19. Malta			<input type="checkbox"/>
20. Netherlands	<input type="checkbox"/>		
21. Norway			<input type="checkbox"/>
22. Romania	<input type="checkbox"/>		
23. Russian Federation	<input type="checkbox"/>		
24. Slovak Republic		<input type="checkbox"/>	
25. Slovenia			<input type="checkbox"/>
26. Spain	<input type="checkbox"/>		
27. Sweden	<input type="checkbox"/>		
28. Switzerland	<input type="checkbox"/>		
29. United Kingdom	<input type="checkbox"/>		

Section C. Land (Real Estate) Tax System

C1. What taxes (e.g. transfer tax, capital gains tax, assessment tax) on real estate are levied in your country? (Direct or indirect.)



Country	Land (real estate) tax	Real estate income tax	Capital gains tax	Transfer tax (sales, gifts, inheritance and etc.)	Local tax	Natural resource utilization tax	Stamp duty	Wealth (Capital assets) tax	Water board tax	VAT
1. Armenia	<input type="checkbox"/>									
2. Austria	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/> ²⁶
3. Azerbaijan										
4. Belarus	<input type="checkbox"/>									
5. Belgium	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
6. Bosnia and Herzegovina			<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>		
7. Cyprus	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>						
8. Denmark	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>						
9. Estonia	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>						
10. Finland	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>						
11. France	<input type="checkbox"/>			<input type="checkbox"/>						
12. Georgia	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			

²⁶ Except home sales.

13. Germany	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>						
14. Hungary			<input type="checkbox"/>	<input type="checkbox"/>						
15. Iceland			<input type="checkbox"/> ²⁷	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
16. Italy	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
17. Latvia	<input type="checkbox"/>	<input type="checkbox"/>								
18. Lithuania	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>				
19. Malta			<input type="checkbox"/>				<input type="checkbox"/>			
20. Netherlands	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
21. Norway			<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>		
22. Romania	<input type="checkbox"/>			<input type="checkbox"/>						
23. Russian Federation	<input type="checkbox"/>			<input type="checkbox"/>						
24. Slovak Republic	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>						
25. Slovenia			<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>		<input type="checkbox"/>
26. Spain	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>						
27. Sweden	<input type="checkbox"/> ²⁸						<input type="checkbox"/>	<input type="checkbox"/>		
28. Switzerland	<input type="checkbox"/>	<input type="checkbox"/> ²⁹	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>		
29. United Kingdom	<input type="checkbox"/>		<input type="checkbox"/> ³⁰	<input type="checkbox"/> ³¹			<input type="checkbox"/>			

²⁷ Except most of home sales.

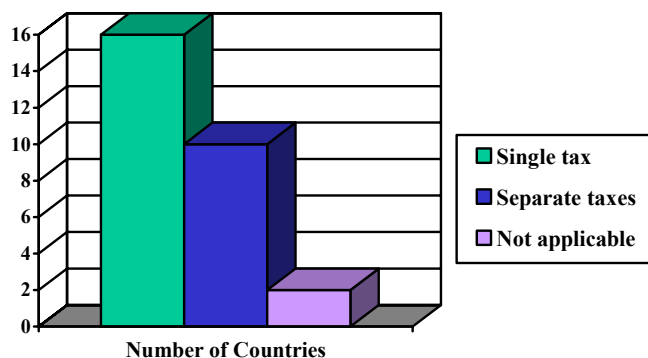
²⁸ Agricultural property is not subject to property tax.

²⁹ Rental value of own apartment.

³⁰ Except home sales.

³¹ Inheritance tax.

C2. Are land and other real estate taxed through a single common tax or separate taxes? (Please indicate what proportions relate to land and real estate in case when the tax is single.)



Country	Single tax	Separate taxes	Not applicable
1. Armenia	<input type="checkbox"/> ³²		
2. Austria	<input type="checkbox"/>		
3. Azerbaijan			
4. Belarus		<input type="checkbox"/>	
5. Belgium	<input type="checkbox"/>		
6. Bosnia and Herzegovina			<input type="checkbox"/>
7. Cyprus		<input type="checkbox"/>	
8. Denmark		<input type="checkbox"/>	
9. Estonia	<input type="checkbox"/>		
10. Finland	<input type="checkbox"/>		
11. France	<input type="checkbox"/>		
12. Georgia		<input type="checkbox"/>	
13. Germany		<input type="checkbox"/>	
14. Hungary			<input type="checkbox"/>
15. Iceland	<input type="checkbox"/>		
16. Italy	<input type="checkbox"/>		
17. Latvia	<input type="checkbox"/>		
18. Lithuania		<input type="checkbox"/>	
19. Malta	<input type="checkbox"/>		
20. Netherlands	<input type="checkbox"/> ³³		
21. Norway		<input type="checkbox"/>	
22. Romania		<input type="checkbox"/>	
23. Russian Federation		<input type="checkbox"/>	
24. Slovak Republic	<input type="checkbox"/>		
25. Slovenia		<input type="checkbox"/>	
26. Spain	<input type="checkbox"/>		
27. Sweden	<input type="checkbox"/> ³⁴		
28. Switzerland	<input type="checkbox"/> ³⁵		
29. United Kingdom	<input type="checkbox"/>		

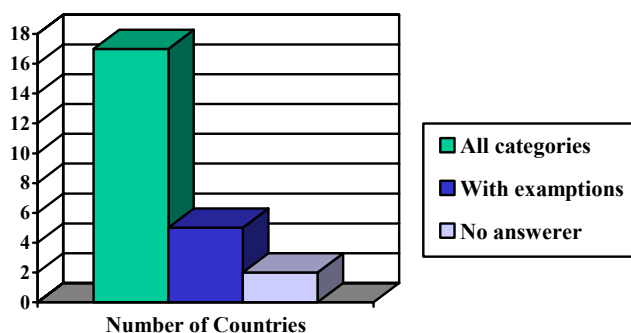
³² Values of land and buildings are calculated separately.

³³ Tax levying is separated but the value is a total of the two.

³⁴ Assessed value consists of one value for the land and one for the building. The assessment is made at the same time.

³⁵ Except the rental value tax which is considered to be an income tax.

C3. Please identify what categories (types) of the real estate are subject to taxation (e.g. agricultural, commercial, industrial, residential, multy-storey apartment, single family housing, etc.)?



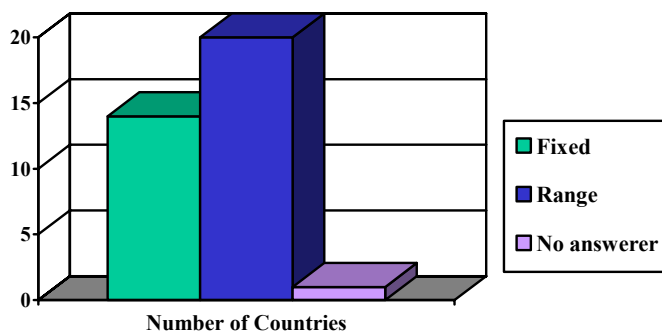
Country	All categories	With exemptions ³⁶	No answerer
1. Armenia	<input type="checkbox"/>		
2. Austria	<input type="checkbox"/>		
3. Azerbaijan			<input type="checkbox"/>
4. Belarus	<input type="checkbox"/>		
5. Belgium			
6. Bosnia and Herzegovina			
7. Cyprus	<input type="checkbox"/>		
8. Denmark	<input type="checkbox"/>		
9. Estonia	<input type="checkbox"/>		
10. Finland	<input type="checkbox"/>		
11. France	<input type="checkbox"/>		
12. Georgia	<input type="checkbox"/>		
13. Germany	<input type="checkbox"/>		
14. Hungary			<input type="checkbox"/>
15. Iceland		<input type="checkbox"/>	
16. Italy			
17. Latvia		<input type="checkbox"/>	
18. Lithuania	<input type="checkbox"/>		
19. Malta	<input type="checkbox"/>		
20. Netherlands			
21. Norway	<input type="checkbox"/>		
22. Romania			
23. Russian Federation		<input type="checkbox"/>	
24. Slovak Republic	<input type="checkbox"/>		
25. Slovenia	<input type="checkbox"/>		
26. Spain	<input type="checkbox"/>		
27. Sweden		<input type="checkbox"/>	
28. Switzerland	<input type="checkbox"/>		
29. United Kingdom		<input type="checkbox"/>	

³⁶ Exemptions usually apply to public places of worship, public parks, schools, embassies and etc. In some cases they also cover agricultural and public lands.

C4. What constitutes the tax base (type of land (real estate) value)?

Answers to question C4 are summarized in Annex 1.

C5. Are tax rates in your country fixed or range in certain intervals?



Country	Fixed tax rates	Ranging tax rates	No answerer
1. Armenia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Austria	<input checked="" type="checkbox"/> ³⁷	<input checked="" type="checkbox"/> ³⁸	<input type="checkbox"/>
3. Azerbaijan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Belarus	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Belgium	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Bosnia and Herzegovina	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Cyprus	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Denmark	<input checked="" type="checkbox"/> ³⁹	<input checked="" type="checkbox"/> ⁴⁰	<input type="checkbox"/>
9. Estonia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Finland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. France	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Georgia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Germany	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Hungary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Iceland	<input checked="" type="checkbox"/> ⁴¹	<input checked="" type="checkbox"/> ⁴²	<input type="checkbox"/>
16. Italy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Latvia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Lithuania	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Malta	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Netherlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21. Norway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. Romania	<input checked="" type="checkbox"/> ⁴³	<input checked="" type="checkbox"/> ⁴⁴	<input type="checkbox"/>
23. Russian Federation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24. Slovak Republic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25. Slovenia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26. Spain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27. Sweden	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28. Switzerland	<input type="checkbox"/>	<input checked="" type="checkbox"/> ⁴⁵	<input type="checkbox"/>
29. United Kingdom	<input checked="" type="checkbox"/> ⁴⁶	<input checked="" type="checkbox"/> ⁴⁷	<input type="checkbox"/>

³⁷ Real estate tax, real estate transfer tax, value added tax.

³⁸ Inheritance and gift tax, income tax, capital gains tax.

³⁹ Land tax to counties and property value taxes are fixed.

⁴⁰ Land tax to municipalities ranges in certain intervals.

⁴¹ To the state.

⁴² To communities.

⁴³ In relation to land surface.

⁴⁴ In relation to buildings.

⁴⁵ As decided by Parliament.

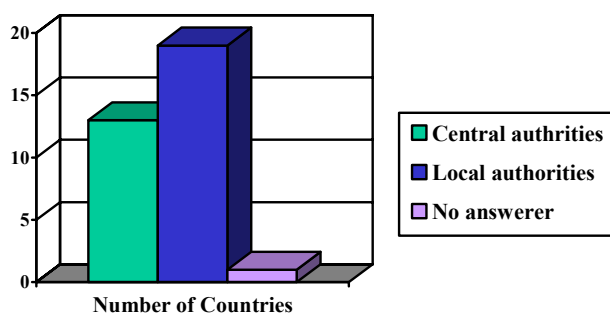
⁴⁶ UBR – fixed rate, set by central government.

⁴⁷ CT – set by local councils and therefore varies between authorities and by each band.

C6. What is the difference between maximum and minimum tax rates?

Answers to question C6 are summarized in Annex 1.

C7. Who (what agency) establishes the tax rate on land (real estate) in your country?



Country	Central authorities	Local authorities	No answerer
1. Armenia	<input type="checkbox"/>		
2. Austria	<input type="checkbox"/> ⁴⁸	<input type="checkbox"/> ⁴⁹	
3. Azerbaijan			<input type="checkbox"/>
4. Belarus	<input type="checkbox"/>		
5. Belgium	<input type="checkbox"/> ⁵⁰	<input type="checkbox"/> ⁵¹	
6. Bosnia and Herzegovina	<input type="checkbox"/>		
7. Cyprus		<input type="checkbox"/>	
8. Denmark		<input type="checkbox"/>	
9. Estonia		<input type="checkbox"/>	
10. Finland		<input type="checkbox"/>	
11. France		<input type="checkbox"/>	
12. Georgia		<input type="checkbox"/>	
13. Germany		<input type="checkbox"/>	
14. Hungary	<input type="checkbox"/>		
15. Iceland		<input type="checkbox"/>	
16. Italy		<input type="checkbox"/>	
17. Latvia	<input type="checkbox"/>		
18. Lithuania		<input type="checkbox"/>	
19. Malta	<input type="checkbox"/>		
20. Netherlands		<input type="checkbox"/>	
21. Norway	<input type="checkbox"/>		
22. Romania		<input type="checkbox"/>	
23. Russian Federation		<input type="checkbox"/>	
24. Slovak Republic	<input type="checkbox"/>		
25. Slovenia	<input type="checkbox"/> ⁵²	<input type="checkbox"/> ⁵³	
26. Spain		<input type="checkbox"/>	
27. Sweden	<input type="checkbox"/>		
28. Switzerland		<input type="checkbox"/> ⁵⁴	
29. United Kingdom	<input type="checkbox"/> ⁵⁵	<input type="checkbox"/> ⁵⁶	

⁴⁸ Real Estate Transfer Tax, Inheritance and Gift Tax, Value Added Tax, Income Tax and Capital Gains Tax: the tax rate is fixed by the federal legislator.

⁴⁹ Real Estate Tax: the tax rate is laid down by the municipalities; the regions may provide for exemptions.

⁵⁰ For central taxes.

⁵¹ For regional and local taxes.

⁵² The Ministry of Finance, except the charge for the use of building ground (municipality).

⁵³ The Ministry of Finance, except the charge for the use of building ground (municipality).

⁵⁴ Parliament.

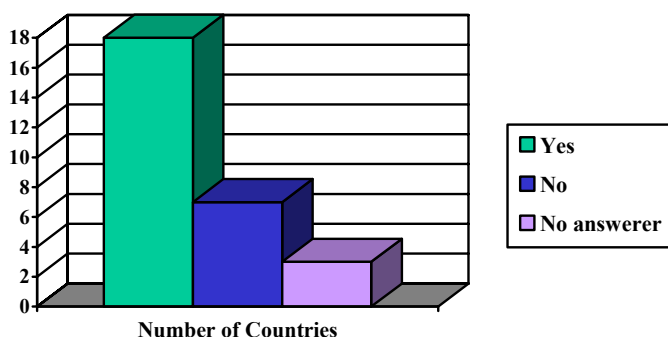
⁵⁵ UBR.

⁵⁶ CT.

C8. Does the law of your country establish any kind of exemptions and concessions from taxation of land (real estate)? (Please provide examples.)

Answers to question C8 are summarized in part 2.

C9. Can taxpayers appeal against the amount of land tax (real estate tax)? If yes, where and how?



Country	Yes	No	No answer or not clear
1. Armenia	<input type="checkbox"/>		
2. Austria	<input type="checkbox"/>		
3. Azerbaijan			<input type="checkbox"/>
4. Belarus		<input type="checkbox"/>	
5. Belgium	<input type="checkbox"/>		
6. Bosnia and Herzegovina	<input type="checkbox"/>		
7. Cyprus		<input type="checkbox"/> ⁵⁷	
8. Denmark		<input type="checkbox"/> ⁵⁸	
9. Estonia		<input type="checkbox"/> ⁵⁹	
10. Finland	<input type="checkbox"/>		
11. France			<input type="checkbox"/>
12. Georgia			
13. Germany	<input type="checkbox"/>		
14. Hungary			<input type="checkbox"/>
15. Iceland	<input type="checkbox"/>		
16. Italy	<input type="checkbox"/>		
17. Latvia	<input type="checkbox"/>		
18. Lithuania	<input type="checkbox"/>		
19. Malta	<input type="checkbox"/>		
20. Netherlands		<input type="checkbox"/> ⁶⁰	
21. Norway	<input type="checkbox"/>		
22. Romania	<input type="checkbox"/>		
23. Russian Federation	<input type="checkbox"/>		
24. Slovak Republic		<input type="checkbox"/>	
25. Slovenia	<input type="checkbox"/>		
26. Spain	<input type="checkbox"/>		
27. Sweden	<input type="checkbox"/> ⁶¹		
28. Switzerland	<input type="checkbox"/>		
29. United Kingdom		<input type="checkbox"/>	

⁵⁷ Appeals are only possible against established taxable value.

⁵⁸ Appeals are only possible against established taxable value.

⁵⁹ Appeals are only possible against established taxable value.

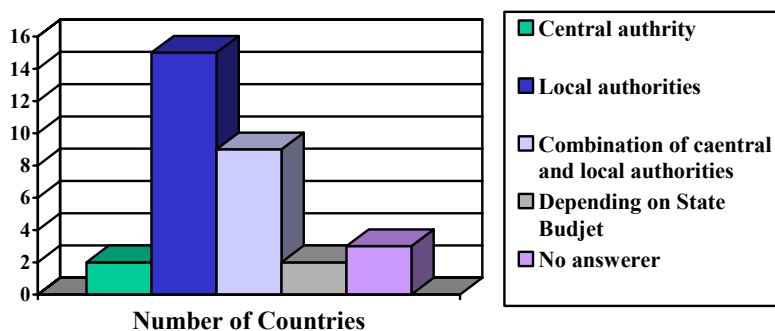
⁶⁰ Appeals are only possible against established taxable value.

⁶¹ It is more common to appeal against assessed value.

C10. Is there a system that monitors collection of tax revenue? If yes, how is it operated?

Answers to question C10 are summarized in Annex 1.

C11. How are tax revenues distributed among budgets of different administrative levels? Are there any established split proportions (shares)?



Country	Central authority	Local authorities	Combination of central and local authorities	Depending on State budget	No answerer
1. Armenia			<input type="checkbox"/>		
2. Austria			<input type="checkbox"/>		
3. Azerbaijan					<input type="checkbox"/>
4. Belarus		<input type="checkbox"/>			
5. Belgium			<input type="checkbox"/>		
6. Bosnia and Herzegovina			<input type="checkbox"/>		
7. Cyprus			<input type="checkbox"/>		
8. Denmark		<input type="checkbox"/>			
9. Estonia		<input type="checkbox"/>			
10. Finland		<input type="checkbox"/>			
11. France			<input type="checkbox"/>		
12. Georgia				<input type="checkbox"/>	
13. Germany		<input type="checkbox"/>			
14. Hungary					<input type="checkbox"/>
15. Iceland		<input type="checkbox"/>			
16. Italy		<input type="checkbox"/>			
17. Latvia		<input type="checkbox"/>			
18. Lithuania		<input type="checkbox"/>			
19. Malta					<input type="checkbox"/>
20. Netherlands		<input type="checkbox"/>			
21. Norway			<input type="checkbox"/>		
22. Romania		<input type="checkbox"/>			
23. Russian Federation			<input type="checkbox"/>		
24. Slovak Republic				<input type="checkbox"/>	
25. Slovenia		<input type="checkbox"/> ⁶²	<input type="checkbox"/> ⁶³		
26. Spain		<input type="checkbox"/>			
27. Sweden	<input type="checkbox"/>				
28. Switzerland	<input type="checkbox"/> ⁶⁴	<input type="checkbox"/> ⁶⁵			
29. United Kingdom		<input type="checkbox"/>			

⁶² Except VAT.

⁶³ Capital gains tax.

⁶⁴ Rental value tax is split between Confederation, Canton and Municipality levels.

⁶⁵ Transfer tax: Canton, Municipality; Capital gains tax: Canton, Municipality; Assessment tax: normally Municipality; Fortune tax: Canton, Municipality; Rental value of own apartment: Confederation, Canton, Municipality.

Annex 1. Summary of Original Replies

Section A. Organizational and Legal aspects of the Mass Land (Real Estate) Valuation System for Tax Purposes

A1. Do you have a system of mass land (real estate) valuation for tax purposes in your country?

Albania	
Armenia	Yes, we do
Austria	Land Valuation either occurs on individual basis or for the purpose of taxation. The Real Estate Tax, Inheritance and Gift Tax and Real Estate Transfer Tax are (partially) based on the so-called “assessed value” (Einheitswert).
Azerbaijan	Yes
Belarus	No
Belgium	Yes
Bosnia and Herzegovina	No
Bulgaria	
Croatia	
Cyprus	Yes
Czech Republic	
Denmark	Yes
Estonia	Yes, land valuation for taxation
Finland	Yes
Former Yugoslav Republic of Macedonia	
France	Yes
Georgia	There's no approved system of mass land (real estate) valuation for tax purposes in our country. Land tax is enacted under Georgian Taxation Code.
Germany	Yes
Greece	
Hungary	We do not have such system.
Iceland	Yes
Ireland	
Israel	
Italy	Yes, we have. The current cadastral system has been adopted in force of laws of 1939. The recent legislation (1998,1999) has introduced a new system based on the market values of the immovable properties, whose realization needs a long period.
Kazakhstan	
Kyrgyzstan	

Latvia	Land mass valuation system (in future cadastral) is established for tax purposes of real estate in Latvia. In Latvia real estate tax is a tax of local authorities, income from them enter in budgets of local authorities, it makes in state in average 10% from total income of local authorities.
Liechtenstein	
Lithuania	Partly
Luxemburg	
Malta	No
Moldova	
Monaco	
Netherlands	Yes
Norway	No, values fixed by rough information provided by the owner
Poland	
Portugal	
Romania	Yes
Russian Federation	The development of the systems for cadastral valuation of land and valuation of real estate are in progress.
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	Yes
Slovenia	No
Spain	Yes
Sweden	Yes there is a system for land (real estate) valuation for tax purpose in Sweden.
Switzerland	Yes
Turkey	
Ukraine	
United Kingdom	Yes - Uniform Business Rates (UBR) for non-domestic property, and Council Tax (CT) for domestic property
Uzbekistan	

A2. Please provide the name and the address of the organization responsible for mass land valuation for tax purposes in your country.

Albania	
Armenia	The system called: The appraising system of the State Committee of Real property cadastre of the Government of the Republic of Armenia. It had been founded on June 30 1997 after the Resolution No234 of the Government of R.A. based on the former Technical Inventory Bureau
Austria	<p>Next to individual land valuers who valuate land on individual basis, the Regional Tax Offices under the authority of the Ministry of Finance are responsible for general valuation issues. Address: Ministry of Finance Bundesministerium für Finanzen Himmelpfortgasse 4-8 1015 Wien Tel.: (+43)1-514 33*0</p> <p>The main tasks of the Federal Office of Metrology and Survey are: general appraisal, design and conduct of the cadastre and land topography. Adress: Bundesamt für Eich- und Vermessungswesen (BEV, Federal Office of Metrology and Survey). Schiffamtsgasse 1-3, 1025 Vienna Tel: +43-1-211.76.0; Fax: +43-1-216.10.62</p>
Azerbaijan	State Land Committee
Belarus	National Cadastral Agency , NCA Address: Smolenskaya 15, Minsk 88, Belarus, 220088 Address for mailing: P.Box 127, Minsk - 88, Belarus, 220088
Belgium	<p>(DUTCH) (D) Administratie van het kadaster, de registratie en de domeinen R.A.C. Financietoren Kruidtuinlaan 50, bus 58 1010 Brussel</p> <p>(FRENCH) (F) Administration du cadastre, de l'enregistrement et des domaines C.A.E. Tour Finances Bd. du Jardin Botanique 50, bte 58 1010 Bruxelles</p>
Bosnia and Herzegovina	— ⁶⁶
Bulgaria	
Croatia	
Cyprus	The Department of Lands and Surveys (DLS).
Czech Republic	
Denmark	Central Customs and Tax Administration Ostbanegade 123 2100 Copenhagen Denmark

⁶⁶ No answerer provided.

Estonia	Estonian Land Board Mustamae tee 51 10602 Tallinn
Finland	Technical Research Centre of Finland, PO Box 1808, 02044 VTT, Espoo, Finland
Former Yugoslav Republic of Macedonia	
France	This is the responsibility of the Ministry of Economic Affairs through the Land Offices. Address : Bercy 75012 Paris
Georgia	SDLM's subsidiary land management regional (local) offices are responsible for mass land valuation for tax purposes according to the land plot location.
Germany	State tax authority
Greece	
Hungary	—
Iceland	Fasteignamat ríkisins (The Land Registry of Iceland) Borgartún 21 IS – 105 Reykjavik Iceland
Ireland	
Israel	
Italy	Since January 1° 2001 became Agenzia del Territorio (Agency of the Territory), Largo Leopardi, 5–00185 Rome – Italy
Kazakhstan	
Kyrgyzstan	
Latvia	The State Land Service of the Republic of Latvia is responsible for the cadastral real estate (and land) valuation for tax purposes. Address is: 11.Novembra krastmala 31 LV- 1484, Riga Latvia
Liechtenstein	
Lithuania	State Land Cadastre and Register Kudirkos str. 18, Vilnius
Luxemburg	
Malta	—
Moldova	
Monaco	
Netherlands	Municipalities under supervision of: Waarderingskamer PO Box 93210 2509 AE DEN HAAG phone 31-70-3110555 fax 31-70-3110570 www.waarderingskamer.nl

Netherlands	In the Netherlands levying tax is a task of municipalities. The income is to their benefit too. The Law says that the valuation therefore is a responsibility for the municipalities too. However to improve the uniformity and the quality (to aim for equal treatment all over the country) the law provides for a supervision body on behalf of the national government. This supervision body is a so called independent public body called Waarderingskamer (in English "valuation council"). So the Waarderingskamer is not in charge of the valuation and taxation as such, but with supervision: the municipalities have to report regularly and on request about their progress and quality procedures. If the Waarderingskamer is not satisfied, it might give instructions, which should be followed.
Norway	—
Poland	
Portugal	
Romania	Ministry of Finance, Apolodor street, no.17, Bucharest.
Russian Federation	Federal Land Cadastre Service of Russia (for cadastral valuation of land) Myasnickyaya Street, 39-1 103450 Moscow Russian Federation
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	Department of the Exchequer
Slovenia	—
Spain	The immovable property cadastre
Sweden	National Tax Board S-171 94 SOLNA SWEDEN
Switzerland	Swiss tax conference (Schweizerische Steuerkonferenz, http://www.steuerkonferenz.ch), Federal tax administration webmaster@estv.admin.ch Samuel.gerber@estv.admin.ch
Turkey	
Ukraine	
United Kingdom	Valuation Office Agency (VOA) New Court Carey Street London WC2A 2JE
Uzbekistan	

A3. What is the title of this System? (Please briefly describe how does this system represent itself.)

Albania	
Armenia	
Austria	<p>The system is divided into two parts:</p> <ol style="list-style-type: none"> 1. Urban valuation, which is based on self declaration and spot check. 2. Rural valuation <p>The system is called assessed value procedure (<i>Einheitsbewertungsverfahren</i>): The assessed value is a normative value, which is usually much lower than the market value. This value should be confirmed on a general basis (<i>Hauptfeststellung</i>) by law every nine years, but for real estate has been delayed since 1973. The possibility to adapt the assessed value to major changes remains within the so-called extrapolation (<i>Fortschreibung</i>).</p>
Azerbaijan	Normative valuation of lands according to cadastre regions
Belarus	No title
Belgium	<p>Determination of the cadastral income (C.I. = normal average annual rental value).</p> <p>For each cadastral parcel a C.I. is determined, which is used as a basis for a.o. taxation in the annual income tax and the tax on real property</p>
Bosnia and Herzegovina	—
Bulgaria	
Croatia	
Cyprus	<p>General Valuation. Each registration no. Was valued as at the date of valuation, 1.1.1980 and all the valuations were published in local newspapers and the official Gazette. A copy was given to the local authorities for public inspection</p>
Czech Republic	
Denmark	<p>The computerised systems are:</p> <ol style="list-style-type: none"> 1. Land Value System (Grundvaerdisystemet) Calculate land values for all properties. 2. Property Value System (vurderingsforslagssystemet) Calculate proposed property values for 1-, 2- and 3-family houses, freehold flats and summerhouses.
Estonia	Assessment – a periodic valuation for the purposes of taxation
Finland	—
Former Yugoslav Republic of Macedonia	

France	<p>Application Magic 2; it is an alphanumeric data base.</p> <p>The literal data of the French cadastre, i.e. all the data but those concerning the maps themselves, have being processed, as a whole, in an updating system of cadastral information - called MAJIC 1 - since 1970. This system provides both fiscal and documentary missions. But the legal mission - the administration of which is manual - was completely left out. Therefore a new system - called MAJIC 2 - has been developed so as to fill this requirement too. It is becoming general in the whole country. A decentralised maintenance by means of real time and conversational procedures, features the system MAJIC 2. The background of this maintenance consists of the delivering the information without any documentary constraint. With MAJIC 2, the daily activities of the cadastre as well as the permanent ones are possible by using four kinds of functions. The documentary task can be characterised by the disposal and the accessibility of the information, whenever you need it. The updating job is working from taking straight into consideration the documents. With regard to the function of output, it supplies all the yearly issues as also the daily or periodic ones. The service functions include more particularly the administration of the legal department, the elaboration of statistics, a set of tools for simulations of management, and the chronological account of the updating procedures. MAJIC 2 bears on a data base which is directly stemmed from the MAJIC 1 files. The 315 cadastral survey offices can access to the data base by terminals, in order to ask for information, to update the data, or to have certificates printed on paper (certified excerpts). The procedures are chosen by selecting them among a catalogue. The data acquisition is guided by the system itself which keeps a function "help", so that the agent does not need looking for the directions for use in manuals. Finally, with the systems MAJIC 2, the control of the cadastral information comes back to the cadastral survey offices.</p>
Georgia	<p>"Land Tax" – Georgian Taxation Code IV Section. Agricultural land tax value is defined by the fertility potential (Bonitseti scale). Non-agricultural land tax value is defined based on its location, infrastructure and other parameters and is calculated by the formula $C_N = I_{mq} \times I_{tl} \times 0,24 \times K$; $0 < I_{mq} \leq 1$; $0 < I_{tl} \leq 1,5$ and $K \geq 20$. Local authority defines parameters annually according to the defined normative.</p>
Germany	Tax valuation system
Greece	
Hungary	—
Iceland	Custom made valuation system
Ireland	
Israel	
Italy	<p>Method for "classes and rates." The real estate patrimony is classified in rural and urban ownership. The massive evaluation of the rural inventory divides the ownership in 106 kinds of crops and every crop in " classes " (from 1 to 5) that represent the different capacity to yield of each one. The massive evaluation of the urban inventory divides the real estate patrimony on the ground of the functional destination in three ordinary areas (residential and small offices - commercial - buildings for public uses) and in two other areas that include special buildings (industries, big trading centres or for offices, stations, etc.).</p>

Italy	<p>The first three are subject The massive evaluation of the urban inventory divides the real estate patrimony on the base of the functional dedication in three ordinary areas (residential and small offices - commercial - buildings for public uses) and in two other areas that understand special buildings (industries, great commercial centres or for offices, stations, etc.). The first three are object of massive evaluation, the last two are directly esteemed with individual appraisalment.</p> <p>ed to a massive evaluation, the last two are directly esteemed with individual appraisalment.</p> <p>The three areas of ordinary immovable properties were been divided in 44 "categories", that represent as many typologies and real estate destinations. Every category is divided in turn in "classes", of number (open), correspondent to the verifiable different levels of income on the ground of the local market (usually the municipal territory).</p> <p>The "classes" form a scale, whose steps correspond to percentages equal to 15-20%.</p> <p>The number of the steps ordinarily varies among 3 and 10, but in the great urban centres it can assume values also more and more higher.</p>
Kazakhstan	
Kyrgyzstan	
Latvia	<p>The title of the system – cadastral valuation of real estate. Its task – to provide operating process of cadastral valuation. Members of this process are:</p> <ul style="list-style-type: none"> - Structure units of the State Land Service; - Corresponding municipalities; - State institutions as runners of real estate.
Liechtenstein	
Lithuania	<p>The system is based on base value (in case of buildings - on replacement value) that is adjusted by applying locality and market coefficient. The taxable value of land is estimated by applying the productivity, distance, urban-ecological, and social-industrial adjustment coefficients to the base value.</p>
Luxemburg	
Malta	—
Moldova	
Monaco	
Netherlands	<p>Law WOZ (= valuation real estate)</p>
Norway	—
Poland	
Portugal	
Romania	<p>VENIS, provides the imposed value in accordance with type and age of the buildings, rate of inflation, etc</p>
Russian Federation	<p>The title of the system is the system is State Cadastral Valuation of Land in the Russian Federation.</p>
Tajikistan	

Turkmenistan	
San Marino	
Slovak Republic	Taxation system resources, real property, transfers of real property, devise, inheritance
Slovenia	
Spain	The cadastre sets the value of immovable property
Sweden	The National Tax Board operates the real property tax system. . The National Land Survey operates the Property Price Register which is used for determining value zones and value tables.
Switzerland	Evaluation according to market value
Turkey	
Ukraine	
United Kingdom (England)	<p>UBR - based on an estimated annual rental value of a property at a specified date. VOA carries out the valuation, central government sets the poundage, and local authorities collect the tax. The tax is paid by the occupier of a property.</p> <p>CT - domestic properties are placed within a band of value at a specified date, (e.g. Band A below £40,000, Band B £40 - £52,000), by the VOA. Local councils decide on the amount of charge and collect the tax. The tax is paid by the occupier of the property.</p>
Uzbekistan	

A4. When was the mass valuation system established?

Albania	
Armenia	The system of mass valuation had been created since 1997.
Austria	The system of assessed value procedure is laid down in part two of the Austrian Valuation Law of 1955 (Bewertungsgesetz 1955) and was established thereafter.
Azerbaijan	1998
Belarus	It is not established yet. Two pilot-projects in two Belarus city are in the process
Belgium	1807
Bosnia and Herzegovina	—
Bulgaria	
Croatia	
Cyprus	The first General valuation commenced in 1909 and was completed in 1929.
Czech Republic	
Denmark	1981 (the computerised systems) 1903 and 1926 (the manual systems)
Estonia	1993
Finland	In the 1970's
Former Yugoslav Republic of Macedonia	
France	The law of 1970. The literal data of the French cadastre, i.e. all the data but those concerning the maps themselves, have being processed, as a whole, in an updating system of cadastral information - called MAJIC 1 – since 1970.
Georgia	"Land taxation" Act is in force from 1997.
Germany	At the beginning of the 19 th century
Greece	
Hungary	
Iceland	1977
Ireland	
Israel	
Italy	In 1885 when the unitary Italian rural inventory was created. In 1939 some meaningful changes were brought. On the occasion of the set up of the urban inventory (1939), the institutive act followed with the appropriate arrangements, the architecture and the methodical contents of the pre-existing rural inventory.
Kazakhstan	
Kyrgyzstan	

Latvia	<ul style="list-style-type: none"> - System of the land cadastral valuation was established (renewed) in 1998; - Cadastral valuation of buildings partly will begin in 2002; - Cadastral valuation for all buildings, which is foreseen for taxation, will begin on January 1, 2004. <p>Then the establishment of cadastral valuation system of real estate will be finished in Latvia.</p>
Liechtenstein	
Lithuania	The creation of some elements of the valuation system started in 1992
Luxemburg	
Malta	—
Moldova	
Monaco	
Netherlands	1995
Norway	
Poland	
Portugal	
Romania	1999
Russian Federation	<p>1991 normative land values were established</p> <p>1997 the experiment with valuation of real estate was started in two cities</p> <p>1999 cadastral valuation of land was started nationwide</p>
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	Actual form of rights dates to 1991 – 1992
Slovenia	A project is under implementation.
Spain	In the nineteenth century
Sweden	The system was, in its modern form, established 1970.
Switzerland	Prior to 1900
Turkey	
Ukraine	
United Kingdom (England)	<p>UBR/rating system - originates from 1601</p> <p>CT - came into effect 1993</p>
Uzbekistan	

A5. What is(are) the object(s) of mass valuation? (Please indicate existing classification of objects in mass land (real estate) valuation system.)

Albania	
Armenia	The objects for mass valuation are the private houses, residential buildings, multi-apartment buildings, garages, dachas, parcels of the owners belonging them on ownership or use rights.
Austria	Concerning real estate, the objects of assessed valuation are real property (i.e., land including buildings, differing between developed and undeveloped land) and agricultural and forest related properties, that are valued according to a capitalized value.
Azerbaijan	Quality of soil I category 100 – 81 points II category 80- 61 III category 60 – 41 IV category 40 – 21 V category less then 20
Belarus	Land parcels. There is no classification of Real Estate objects for mass appraisal
Belgium	All cadastral parcels. Developed parcels: houses, stores, industrial buildings, offices etc. Undeveloped parcels: farmland, hayfield, building land, industrial land, pasture land etc.
Bosnia and Herzegovina	—
Bulgaria	
Croatia	
Cyprus	Taxation The calculation of the fee for the registration of title in all cases, except the sales and gifts between persons which are not related within the third degree barrier.
Czech Republic	
Denmark	For all properties the market value of the land and of the whole property need to be estimated for the calculation of the property taxes. This happened earlier every 4 years, and since 1998 it is done every year.
Estonia	Land without improvements (urban and rural areas) including forest land (without growing forest)
Finland	- land - buildings
Former Yugoslav Republic of Macedonia	
France	The base of the mass valuation is in fact the “rental value”. In order to calculate this value it is necessary to get several kind of classification. Property valuation methods carried out by the Cadastre are different according to the kind of property considered: land property, or built property. The tax on land properties essentially relies on agricultural plots, but also concerns urban properties free of building.

France	<p>As regard urban properties free of building, in particular development sites, the reference is the true market value, and the rental value is calculated by applying a general rate of 1 %. Building are distributed in three different groups : dwellings, trading premises and industrial premises. For dwellings, the valuation methods are based on an analysis of the rental market in each municipality. The premises are divided in 8 categories according to their quality. For each category, a reference house is chosen. Its rental value is calculated from the weighted surface (more or less important according to the standards of comfort) and a tariff fixed after investigating the rental market : an average level of rent is estimated from a sample of "normal" leases. If the leases are scarce on the municipality's territory, two other tariff methods can be used :</p> <ul style="list-style-type: none"> - comparison with reference premises of neighbouring municipalities, - if comparison is impossible, interest rate applied to the true market value. <p>The same methods, with some differences, are implemented as regard trading premises and small industrial premises. large industrial firms are taxed every year on the basis of accounting data drawn from the balance sheet. As soon as the rental value is fixed for each property, the most important issue is that of their regular updating. For this purpose, the Cadastre gives an essential assistance. At the present time, the maintenance of this valuation system consists of three complementary operations :</p> <ul style="list-style-type: none"> - a complete revaluation of the bases of assessment, programmed every six years, and leading to new rates and tariffs. - An updating every three years, between two revaluations carried out at a more aggregate level (land region or "département"). - An annual increase by means of a rate fixed at State level. <p>However, the valuation system as described above is sometimes considered as exceedingly complicated and difficult to implement. For instance, the revaluation itself, as programmed every six years, leads the service to reconsider the case of 100 million land parcels and 35 million premises, in the 36 500 municipalities.</p>
Georgia	Land tax is the annual local budgetary revenue. The tax is levied on agricultural land plots, as well as physical and private legal persons land plots ownership or use (lease, rent, mortgage, usufruct, and construction).
Germany	Parcel
Greece	
Hungary	—
Iceland	Land and improvements to land such as buildings and other structures. In condominiums each apartment is an object in the mass valuation.
Ireland	
Israel	

Italy	<p>In the rural inventory the object of the evaluation of mass is the "parcel" that represents a portion of ground, pertaining to one municipal territory, homogeneous for crop, profitability (class and rate) and for property rights. The land parcel is measured in hectares. In the urban inventory the object of evaluation of mass is the "real estate unit" that normally represents a building or a portion of building (more rarely a set of buildings) situated in a municipal territory, with autonomy of functions and revenues, and with homogeneous property rights.</p> <p>Apartments, isolated houses and offices are measured in cadastral rooms (18-40 square meters each one); the buildings of public uses are measured in cubic meters; the stores and other commercial immovable properties are measured in square meters. As already specified in previous statements, among the most meaningful innovations brought in by the recent Italian legislation there is the introduction of an unitary system of measurement of all the ordinary immovable properties based on the "cadastral square meter."</p>
Kazakhstan	
Kyrgyzstan	
Latvia	Cadastral valuation is carried out for land, constructions and parts of them, which is registered in the State cadastre register of real estate (in future cadastre) as objects for tax purposes.
Liechtenstein	
Lithuania	Land and constructions (separately)
Luxemburg	
Malta	—
Moldova	
Monaco	
Netherlands	All real estate (including churches, enterprises, schools, etc.)
Norway	—
Poland	
Portugal	
Romania	<p>1-land is divided in accordance with type of locality, the position within locality, etc.</p> <p>2-buildings are divided in accordance with destination, type, age, etc</p>
Russian Federation	<p>The land categories and the types of land use within each land category are the objects of the state cadastral valuation system.</p> <p>The experiment with valuation of real estate includes all types of improvements and land within city boundaries.</p>
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	Lands, buildings and flats.
Slovenia	
Spain	To set the value of the land and the constructions on it, so as to find the amount of property tax due.

Sweden	Real property (land + buildings) <ul style="list-style-type: none"> - agricultural - residential - commercial and - industrial
Switzerland	Land: area, location, topography Buildings: size, location
Turkey	
Ukraine	
United Kingdom	Collection of taxes to fund responsibilities of local government e.g. schools/education, roads, refuse collection, library services etc All domestic and non-domestic property is subject to valuation and taxation
Uzbekistan	

A6. What is the governing legislation regulating mass land (real estate) valuation in your country?

Albania	
Armenia	The legal framework governing the mass valuation are: <ul style="list-style-type: none"> – The law of R.A. “On the land tax” – The law of R.A. “On the real property tax”
Austria	The system of assessed value procedure is laid down in part two of the Austrian Valuation Law of 1955 (Bewertungsgesetz 1955)
Azerbaijan	Land Code Law on Land Reform Law on Purchase and Sale of Land Resolutions of the Cabinet of Ministers
Belarus	Temporary methodology for land cadastral mass appraisal approved by GOSKOMZEM
Belgium	Articles 471-504 Wetboek van de inkomstenbelastingen 1992 (D)/Code des impôts sur les revenus 1992 (F).
Bosnia and Herzegovina	—
Bulgaria	
Croatia	
Cyprus	The Immovable Property (Tenure, Registration, and Valuation) Law, Cap. 224.
Czech Republic	
Denmark	Law of valuation for tax purpose (Vurderingsloven)
Estonia	Law on Land Valuation Governmental Decrees: <ul style="list-style-type: none"> - Methodology of land valuation for taxation - Rules of land valuation for taxation
Finland	Law of Property Tax (654/1992)
Former Yugoslav Republic of Macedonia	
France	<p>In Napoleon's mind, the Cadastre aimed at increasing the juridical security. It is why he endowed it with juridical effects. The cadastral documents, however, could not apply this concept in reality and their efficiency remains limited to the fiscal effects.</p> <p>The Cadastre juridical value was reinforced in 1955 when the Land Publishing system was reformed. Starting then, a plot identification in the Real Estate File is done by its cadastral number. The Cadastre does not have the juridical efficiency of the Germanic Countries "Land Books". It does not report the juridical changes if they do not alter the property or its physical characters. The Cadastre, nevertheless, has a strong probative value. Links between the Cadastre and the Real Estate File has been reinforced to such an extent that the File could not be kept without an exact and up-dated cadastre.</p> <p>The cadastre takes into consideration the changes altering the property when they entail a change in who is the real-estate tax payer. However, it cannot prove the transmission of ownership. Other juridical mutations or charges related to the properties are only taken into account if they are mentioned in the Real Estate File.</p>

Georgia	Land taxation Act, Law on state non-agricultural land administration and tenure (management), physical and legal persons used non-agricultural land plots ownership declaration Act, Georgian Taxation Code.
Germany	Federal tax law
Greece	
Hungary	—
Iceland	Law no. 6/2001 (originally Law no. 94/1976).
Ireland	
Israel	
Italy	For the land inventory the evaluation is ruled by the institutional act (of Italian cadastre) n. 3682/1886, and by the Royal Decree Law n. 589/1939, while for the urban inventory Royal Decree Law n. 652/1939, and from the rule n. 1142/1949. Recently the laws n. 662/1996 and n. 28/99 have given the criterions for a new regulation of the mass evaluation for the land and urban inventory.
Kazakhstan	
Kyrgyzstan	
Latvia	Law “On Real Estate Tax” regulates cadastral valuation of real estate and laws and regulations of Cabinet of Ministers are developed according to it. They determine procedure of correspondence of right norms mentioned in the Law.
Liechtenstein	
Lithuania	Law on the Land Tax, Law on the Property Tax of Companies and Organisations
Luxemburg	
Malta	—
Moldova	
Monaco	
Netherlands	National Law on the Valuation of Real Estate 15 th December 1994
Norway	—
Poland	
Portugal	
Romania	Law 27/1994, OG 62/1998.
Russian Federation	<p>Land valuation is governed by the 1991 “Law on Payments for Land”.</p> <p>The development of a new land valuation system based market approaches to valuation is governed by two Federal Government Resolutions:</p> <ul style="list-style-type: none"> • August 25th, 1999, №945 Resolution of the Government of the Russian Federation "Regarding state cadastral valuation of land". • April 8th, 2000, №316 Resolution of the Government of the Russian Federation “ On the rules of state cadastral valuation of land"

Russian Federation	<p>Cadastral Valuation of Land is expected to be described in the Second Part of the Tax Code of the Russian Federation, the Land Code^{*)} of the Russian Federation and the Federal Law on the State Land Cadastre. All of those laws are currently in a draft form.</p> <p>It is expected that cadastral valuation of land will push out normative land values that are used according to existing law throughout the country as the basis for existing land taxation.</p> <p>The experiment with introduction of real estate tax systems in two cities is governed by a special law.</p> <p>^{*)} Land Code is approved by both Houses of Parliament in October of 2001</p>
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	<p>The valuation is performing on the ground of legal regulations (Decree of an Exchequer Department of Slovak Republic No. 465/1991 Coll. about prices of buildings, land (plot), permanent overgrow (vesture), remittance for constituting (establishing) of personal usage law (right) and remittance for temporary usage of land, an Act of Department of Justice No. 255/2000 Coll. about determining of a goodwill (value of the firm), its parts and components and property of the firm).</p>
Slovenia	
Spain	The Local Property Act
Sweden	Real property assessment act and the corresponding ordinance
Switzerland	<p>Formal framework is the „Federal law for harmonization of direct taxes“</p> <p>article 7, section 1</p> <p>article 8, section 1</p> <p>article 12</p> <p>article 13</p> <p>Every Canton (district) has its own regulations according to the Federal law</p>
Turkey	
Ukraine	
United Kingdom	<p>UBR - Local Government Finance Act (1988)</p> <p>CT - Local Government Finance Act 1992</p>
Uzbekistan	

A7. Who are the main participants in mass land (real estate) valuation process? (Please indicate a title of department(s) and (or) organisations and their basic functions in this process.

Albania	
Armenia	The State Committee of Real property cadastre of the Government of the Republic of Armenia implements the appraising functions and the Ministry of State Revenues of Republic of Armenia implements the taxation functions.
Austria	See question A2.
Azerbaijan	Specialists of SLC SLC Department of Purchase and Sake of Land
Belarus	The valuation is administered by the Valuation Department of the National Cadastral Agency. The valuation within district boundaries is carried out by local offices of the NCA. The work is performed on pilot project basis.
Belgium	See question 2
Bosnia and Herzegovina	—
Bulgaria	
Croatia	
Cyprus	The Department of Lands and Surveys has all the responsibility
Czech Republic	
Denmark	1. Central tax administration Register of sales prices, models and computer systems, instruction and manuals. 2. Valuation committees Decision about values for each property. 3. Municipalities Secretarial assistance to valuation committees, description of properties, sending valuation notices and property tax bills to owners.
Estonia	National Land Board Bureau of Land Valuation
Finland	National Board of Taxation Technical Research Centre of Finland (VTT) Municipalities
Former Yugoslav Republic of Macedonia	
France	Ministry of Economic Affairs through the Land Offices (DGI Direction Générale des Impôts). The Legislation Real Estate Department. (Affaires Foncières et Domaniales). Participation of "Communal Commission" They belong to the Ministry of Finance : "Department of State Property". Their responsibilities are to estimate the value of the building, the flat or the land for the purposes of doing the investigation about : - expropriation, - appreciation, - to solve the dispute before the court. The tax inspectors belongs to the Ministry of Finance in order to - establish the base (taxation) rate, - realise the tax investigation and the valuation (for the land, building,).

Georgia	SDLM, other local authorities. SDLM prepares land tax payers list indicating taxed land area, tax value (agricultural land) or tax value calculated based on acting corrective coefficient (non-agricultural land) according to its location and quality.
Germany	Valuation experts, tax authorities and independent valuation authorities on regional level
Greece	
Hungary	—
Iceland	Fasteignamat ríkisins (The Land Registry of Iceland) performs the valuation. The communities provide registration information.
Ireland	
Israel	
Italy	The competent institutional subject is at the present time the “Agency of the Territory seat in Rome, structured in the regional and provincial offices. The Agency is a public body, that has as reference the Ministry of Finance. The Agency of the Territory supplies the maps and the values of taxable income. The reformation assigns an important role to the local administration (Municipality) in the process of evaluation of real estate. To professionals compete the operations of evaluation, pointing out for the urban buildings, of new construction or subjected to a variation - besides the characteristics also a proposal of value.
Kazakhstan	
Kyrgyzstan	
Latvia	The main members of Real estate cadastral valuation process are as follows: <ul style="list-style-type: none"> ✓ Real Estate Valuation Board of the State Land Service, which provides methodological base for cadastral valuation, methodical monitoring of cadastral valuation process, training of specialists; ✓ The Main Information Board of the State Land Service creates and maintains data base of cadastre about real estate, provades with software of cadastral value; ✓ Regional Offices of the State Land Service – performs cadastral valuation of real estate on place, analyse real estate market, update data base of real estate; ✓ Local authorities, institutions managing state property define goals of real estate use.
Liechtenstein	
Lithuania	State Land Cadastre and Register (constructions and partly land) Administration of County Managers, State Land Survey Institute
Luxemburg	
Malta	—
Moldova	
Monaco	
Netherlands	Municipalities are responsible for valuation and taxation (local tax!). Valuation sometimes contracted out to private valuers.
Norway	—

Poland	
Portugal	
Romania	-Ministry of Finance elaborates the computing criteria for imposed value. -Local Councils, The Department of local taxes gather the local taxes.
Russian Federation	The state cadastral valuation of land is carried out by the Federal Land Cadastre Service of Russia through it's local offices. Private independent appraisers may be contracted for the job. The Russian Federation Ministry of taxies and revenues as a tax-collecting agency. Once new legislation becomes effective local councils of municipalities will become bodies in charge of setting tax rates on land tax.
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	Authorised judge experts in segmentation according to specialization (building industry, forestry, agriculture).
Slovenia	
Spain	It is the State Administration, through that cadastre, that sets the value of immovable property (Local Property Act, article 70).
Sweden	The National Land Survey - preparation of valuation models The National Tax Board - instructions and guidelines Regional Tax Authorities - valuation of individual properties
Switzerland	Every Canton maintains an office for real estate evaluation
Turkey	
Ukraine	
United Kingdom	VOA, central government and local government - roles outlined in 3. Above. Also Valuation Tribunal Service(VTS) - who hear appeals which the VOA and taxpayer are unable to agree; the Lands Tribunal (a division of the High Court) who hear relevant appeals against decisions of the VTS
Uzbekistan	

A8. What are the sources for financing the functioning of mass land (real estate) valuation system for tax purposes?

Albania	
Armenia	The source for financing the work is the State Budget.
Austria	The sources for financing the functioning of mass land (real estate) valuation system for tax purposes are the revenues from taxes.
Azerbaijan	State budget
Belarus	State for mentioned two pilot-projects
Belgium	100% government funding
Bosnia and Herzegovina	—
Bulgaria	
Croatia	
Cyprus	Government finance.
Czech Republic	
Denmark	1. The budget of the central tax administration (incl. valuation committees). 2. The budget of the municipality.
Estonia	The state budget
Finland	Ministry of Finance
Former Yugoslav Republic of Macedonia	
France	Governmental (Income tax)
Georgia	The functioning of mass land (real estate) valuation system is not financed yet
Germany	Financed by the state
Greece	
Hungary	—
Iceland	1. Financed by state. 2. The Communities pay a fee for using the valuation for taxation purposes. 3. Other users pay a fee for admission to the database containing the registration and valuation of real estates.
Ireland	
Israel	
Italy	The source to finance the operation (maps and appraisements) is currently the government budget. Partly the government encumbrances are compensated by the services that the Agency furnishes to the private custom.
Kazakhstan	
Kyrgyzstan	
Latvia	Cadastral valuation of real estate for taxation purposes was financed from the state budget.
Liechtenstein	

Lithuania	State budget
Luxemburg	
Malta	—
Moldova	
Monaco	
Netherlands	Jointly financed by municipalities (45 %), State government (40%) and Water boards (15%).
Norway	—
Poland	
Portugal	
Romania	Budget of State
Russian Federation	<ul style="list-style-type: none"> • Federal Budget • Budgets of Members of the Federation • Local municipal budgets
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	The process of valuation pays-off a costumer (partaker) of a legal act.
Slovenia	
Spain	The State
Sweden	The system is financed through the State budget.
Switzerland	Evaluation itself is free of charge, but generates tax income which is indirectly financing
Turkey	
Ukraine	
United Kingdom	The VOA is part of the Inland Revenue, but its local taxation work is funded by the Department of the Environment, Transport and the Regions
Uzbekistan	

A9. How are changes affecting the property values (new buildings, development of infrastructure, changes in area of property, etc.) dealt with?

Albania	
Armenia	The changes should be included into the cost of the real property and the final price should be reviewed
Austria	The tax office gets information about ongoing changes and initiates a revaluation.
Azerbaijan	This is regulated by the market
Belarus	Undefined
Belgium	When changes affect the rental value, the C.I. will be revalued
Bosnia and Herzegovina	—
Bulgaria	
Croatia	
Cyprus	In the local authorities, the building permissions are forwarded to the Department of Lands and Surveys, which proceeds to the revaluation and the necessary adjustments to the valuation, using values as at 1.1.1980. Additionally, the owners may apply for updating their titles and these properties are revalued as mentioned above.
Czech Republic	
Denmark	Included in the new valuation happening every year. When valuation happened every 4 years there was a revaluation of changed properties (changes in building or land area) every year.
Estonia	That changes affecting the land value on the next revaluation
Finland	Changes are taken into account. Through market prices.
Former Yugoslav Republic of Macedonia	
France	For the new buildings it is by "Declaration" Secondly, it is with building permit. The granting of building permit is an administrative act ascertaining that a building scheme is in accordance with the current regulations, especially the planning ones. So in theory, it does not grant any right, but certifies conformity with the law. Building permit cover a wide range of cases, as they concern "buildings meant for housing or not, even without foundations" as well as "all works on existing buildings, if they are meant to alter their use or change their external appearance or size". Since the Ordinance of 27th October 1945, building permits are used all over the country. For long they have been delivered by the DDE's (Departmental Office of the Ministry of Public Works). But in the seventies, some very large cities started managing planning permissions themselves. Since the decentralisation of town and country planning (1982-1983), building permits can be granted by Mayors, provided there be a Local Plan (POS) for the area; however, because the local authority lacks the adequate specialised staff, the Mayor has frequently to hand over their management to the DDE's.

France	- physical and development planners : this is the "Master Plan". From 1958 onwards, some Communes and urban conurbation (about 20 % of the latter) were allotted Master Plans; these were both planning documents (meant to determine the future organization of the town and regulations on land rights. They were elaborated by Central Government officers. In order to separate the two functions (and also to include more fully the advice of local bodies) the Master Plans were replaced in the 1967 "loi d'Orientation foncière" (Town Planning Act), by Structure Plans (shémas directeurs d'aménagement et d'urbanisme). A Structure Plan is a spatial planning document setting the overall policies for a conurbation or an urban area; it is meant for the medium (about 15 years) or the long-term (30 years or so). Renamed Structure Plans in 1982, they were formerly called SDAU's (shémas directeurs d'aménagement et d'urbanisme) and first introduced by the 1967 Land Act. Until 1982, it was for the Prefect to take the decision of designating an area for a Structure Plan, specifying the municipalities concerned.
Georgia	Not defined
Germany	contracts and information on new buildings are given to the tax authorities
Greece	
Hungary	Construction of new buildings, development of the infrastructure, subdivision of land into plots have a positive effect on market value of the land and real property
Iceland	The communities report on new properties and changes to other properties. Soon after this report a new valuation of these properties is performed.
Ireland	
Israel	
Italy	The new buildings and the changes brought to the existing patrimony are reported by the owners and recorded in Inventory, with the relative incomes. As far as the urban variations and market is concerned, the actual legislation establishes some periodic revisions.
Kazakhstan	
Kyrgyzstan	
Latvia	In case of data change, which characterise the property (area, technical data of buildings and other indicators) at first defined cadastral values are revised and updated. In case of essential changes in the level of market prices for the long period, the according documentation is updated (for example zoning of land value, coefficients of buildings' type value) and cadastral values for the next taxation period revalued.
Liechtenstein	
Lithuania	Re-valuation of changed object is made
Luxemburg	
Malta	—
Moldova	

Monaco	
Netherlands	Source: Cadastre on a monthly* basis is input for municipal activity however official assessment every 4 years * daily by real time access
Norway	—
Poland	
Portugal	
Romania	The owner must declare the changes affecting the property value in a 30 days period.
Russian Federation	Not defined
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	Type of land (plot), quality of ground (soil), location with regard to built-up areas, state of infrastructure, land (plot) usage restriction.
Slovenia	
Spain	The values listed in the cadastre must be reviewed every eight years (Local Property Act, article 70).
Sweden	Once a year the values are updated for the properties that have changed. The National Land Survey notifies the tax administration about all changes in the division of land, and the municipalities do the same concerning changes to buildings
Switzerland	Partial or complete re-evaluation
Turkey	
Ukraine	
United Kingdom	UBR – there is a five yearly cycle of revaluation. If there are significant changes to value under specified circumstances during a five year period, temporary or permanent changes to values can be made. CT - legislation currently does not provide for regular revaluations. There are limited rights of appeal which might result in a change to the banding of a property.
Uzbekistan	

A10. How frequently do general revaluations of land (real estate) occur in your country? If the valuation cycle varies in real estate classes, indicate valuation cycles for each class of land (real estate).

Albania	
Armenia	General revolutions occur not frequently. The valuation cycle for the land taxation makes one year and for the real property taxation the valuation cycle is three years.
Austria	General revaluation of land occurs on the one hand systematically within a period of maximum 20 years and on the second hand on the occasion of any changes.
Azerbaijan	Revaluations of land occur during transactions, but agricultural lands the general revaluation occurred twice within last 10 years.
Belarus	Undefined
Belgium	According to the law every 10 years
Bosnia and Herzegovina	—
Bulgaria	
Croatia	
Cyprus	The first general valuation was completed in 1929. Another general valuation was carried out in 1980 for all types of property. Since then, no general valuation has been carried out, but adjustments to accommodate changes are made in 1980 values as mentioned in question 9.
Czech Republic	
Denmark	Since 1998 every year. Before 1998 every 4 years.
Estonia	According to the decision of the Government (for example in 1993, 1996, 2001).
Finland	Every five year + annual overview
Former Yugoslav Republic of Macedonia	
France	<ul style="list-style-type: none"> • General Revision : all the six years • Actualisation : all the three years • Annual Noticing
Georgia	Not implemented
Germany	see Nr. 11
Greece	
Hungary	—
Iceland	The law defines the valuation process to be continuous. Therefore general revaluations have not taken place for the past 20 years, see q. # A 11. But general revaluation is planned later this year.
Ireland	
Israel	
Italy	The actual legislation establishes revisions of the values, both for the rural and urban inventory every 10 years. In the past this cadence has not been respected. For this reason the new system of evaluation will have dynamic character.

Kazakhstan	
Kyrgyzstan	
Latvia	According to the Law “On Real Estate Tax” in Latvia the Cabinet of Ministers defines the period of general revaluation and it is for all types of real estate at the same time. It is foreseen after the development of cadastral valuation system of real estate and once in 5 years in the future.
Liechtenstein	
Lithuania	Every 5 years
Luxemburg	
Malta	—
Moldova	
Monaco	
Netherlands	Every 4 years First round: value of 1995 Second round: value of 1999 is currently carried out
Norway	—
Poland	
Portugal	
Romania	-For the physical persons the imposed value is updated yearly in connection with the rate of inflation -For juridical persons the revaluations are made following a government act (OG, HG) when the inflation rate is more then 100% on the last 3 years.
Russian Federation	In existing system regional authorities have the right to make adjustments in normative land values that were set by 1991 Law. It is common that The Law on State Budget annually adjusts land taxes. In 2001 no adjustment was made. Valuation cycle is not yet established.
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	Approximately 15 years.
Slovenia	
Spain	Every eight years. Nevertheless local authorities can apply to have changes made when the difference with the market value is substantial (Local Property Act, article 71.1).
Sweden	General assessment is performed every sixth year. In between the values are indexed according to the development in the real property market.
Switzerland	Depending on the specific Canton, every 5 – 10 years
Turkey	
Ukraine	
United Kingdom	UBR - five yearly (last one 2000) CT - none as yet (current base valuation date is 1991)
Uzbekistan	

A11. Is there a system of indexation affecting property value between regular revaluations?

Albania	
Armenia	The system of indexation exists and is in force
Austria	The assessed value may be increased by law. The legislator did so in 1983. This increase does, however, not reflect the actual development of values.
Azerbaijan	Yes, for agricultural lands only
Belarus	Undefined
Belgium	Yes
Bosnia and Herzegovina	—
Bulgaria	
Croatia	
Cyprus	No.
Czech Republic	
Denmark	Before 1998 there was a system of indexation used in each year between the revaluations.
Estonia	No
Finland	Yes
Former Yugoslav Republic of Macedonia	
France	Yes Annually
Georgia	No
Germany	Yes
Greece	
Hungary	—
Iceland	Yes. Property values are changed annually according to changes in market values.
Ireland	
Israel	
Italy	At the moment there is not a system of indexation of the real estate values to apply between two regular revaluations. However occasionally, for fiscal purposes, the cadastral incomes have been raised autonomously with national indexes.
Kazakhstan	
Kyrgyzstan	
Latvia	The Law “Real Estate Tax” doesn’t foreseen cadastral indexation of real estate every year, but if there is an essential changes in the level of real estate market prices, then the cadastral values of real estate for the next period of taxation is adapted according to the procedure of the Cabinet of Ministers.
Liechtenstein	

Lithuania	No. Re-valuation is used
Luxemburg	
Malta	—
Moldova	
Monaco	
Netherlands	No. Only if real estate is constructed or reconstructed in between the value is assessed in between the 4-yearly assessment
Norway	—
Poland	
Portugal	
Romania	No
Russian Federation	Yes. The Law on State Budget
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	No
Slovenia	
Spain	Yes, there are different updates made annually (Local Property Act, article 72).
Sweden	General assessment is performed every sixth year. In between the values are indexed annually according to the development in the real property market.
Switzerland	Not in general
Turkey	
Ukraine	
United Kingdom	No
Uzbekistan	

A12. Are individual valuations used to improve mass valuation accuracy?

Albania	
Armenia	There is a data bank stored in the Informational Centre of the State Committee of Real property cadastre of the Government of the Republic of Armenia
Austria	General revaluation of land occurs on the one hand systematically within a period of maximum 20 years and on the second hand on the occasion of any changes.
Azerbaijan	No
Belarus	Not yet
Belgium	Yes
Bosnia and Herzegovina	—
Bulgaria	
Croatia	
Cyprus	Yes.
Czech Republic	
Denmark	Only in a very few cases.
Estonia	No
Finland	Occasionally
Former Yugoslav Republic of Macedonia	
France	Yes (model H1 & H2 ie; special documents for describing the building (flat or house)
Georgia	No
Germany	Yes
Greece	
Hungary	—
Iceland	Yes
Ireland	
Israel	
Italy	There are not to individual evaluations at the moment used in order to improve the precision of the mass evaluation.
Kazakhstan	
Kyrgyzstan	
Latvia	The Law “On Real Estate Tax“ defines that natural and legal persons have rights for revaluation of cadastral value defined in mass valuation on base of individual order with payment covering (except in case of errors).
Liechtenstein	
Lithuania	Some elements
Luxemburg	
Malta	—
Moldova	
Monaco	
Netherlands	No. Individual assessment might happen as a result of an appeal procedure
Norway	—

Poland	
Portugal	
Romania	Yes
Russian Federation	Not currently
San Marino	
Slovak Republic	No
Slovenia	
Spain	Yes, the figures for each piece of property are weighted according to a series of requirements that are taken into account (article 67.3).
Sweden	The valuation models are tested in the preparatory work when valuation staff uses detailed analysis of sales evidence. No physical inspection of any property is made.
Switzerland	in case of land transfer: no in case of new construction or large renovations: yes
Tajikistan	
Turkey	
Turkmenistan	
Ukraine	
United Kingdom	UBR - initial computerised valuation of bulk properties are then looked at individually. Valuation scales for computer valuation are constructed by valuers using detailed analysis of rental evidence of key properties. CT - domestic properties are placed in a band representing a range of values. Key, typical properties within an area/band are identified to assist mass appraisal.
Uzbekistan	

**A13. Is there a special database, where the valuation information is accumulated?
(Please indicate the name of an organisation, which is acting as the holder of such data bank.)**

Albania	
Armenia	There is a data bank stored in the Informational Centre of the State Committee of Real property cadastre of the Government of the Republic of Armenia
Austria	The tax offices under the authority of the Ministry of Finance are connected to a database, where the valuation information is accumulated. Technical parameters are also kept at the Cadastre Offices.
Azerbaijan	Yes, only relating to land valuation (Center of land cadastre, Monitoring and Information)
Belarus	Not yet
Belgium	Yes See question 2
Bosnia and Herzegovina	—
Bulgaria	
Croatia	
Cyprus	A computerised programme has been introduced but the collection of data has not been completed. Information regarding a particular area, for a pilot study, is being collected, aiming to proceed with the general valuation in this area, in the near future. The organisation responsible is the DLS.
Czech Republic	
Denmark	Yes. One database held by the central tax administration and a similar database held by the municipalities.
Estonia	Estonian Land Board
Finland	No
Former Yugoslav Republic of Macedonia	
France	Yes it is Majic 2 Depends of DGI (Department Income Taxes)
Georgia	SDLM's land management regional (local) offices, as well as tax revenue services (Ministry of tax and revenue) hold tax database.
Germany	Yes, tax authorities
Greece	
Hungary	—
Iceland	Yes. Holder of the data bank is Fasteignamat ríkisins (The Land Registry of Iceland).
Ireland	
Israel	

Italy	There is not at the moment a special database where accumulate the information on the evaluations. The cadastral evaluations are brought in the data base of the land and urban Inventory, accessible through consultations and certifications from all the parties. It's some years since for different purpose also from cadastral ones, an Observatory of the real estate market has been installed (O.M.I.), destined to pick up the objective information on the prices of trading and location. Currently the informative system, in progress of adjustment and expansion, contains average data appraised reported to every Common, and articulated in relation with the position, typology, dedication and ancientness.
Kazakhstan	
Kyrgyzstan	
Latvia	Database of real estate cadastral valuation is accumulated and updated in the State cadastre of real estate (in future – cadastre), which is maintained by the SLS.
Liechtenstein	
Lithuania	Data base of the contracts (part of the Real Property Register and database), State Land Cadastre and Register
Luxemburg	
Malta	—
Moldova	
Monaco	
Netherlands	According to the Law municipalities are obliged to maintain a valuation register which gives value + tax
Norway	—
Poland	
Portugal	
Romania	Yes, Real Estate Association
Russian Federation	Valuation information is accumulated in the State Land Cadastre. Federal Land Cadastre Service of Russia is a holder of this data bank. The information on taxpayers is provided to taxation authorities by land administration authorities.
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	Does not exist.
Slovenia	
Spain	Yes, the cadastre.
Sweden	All information about the values and the value determining factors are stored in a database at the National Tax Board (the real property tax register).). The bulk of this information is also held in the Land Data Bank for which The National Land Survey is responsible.
Switzerland	Basically yes, in the cantonal tax administrations
Turkey	
Ukraine	
United Kingdom	VOA collects information and maintains its own database
Uzbekistan	

A14. What information systems is the system of mass land (real estate) valuation connected with? How is this interaction implemented?

Albania	
Armenia	The system of mass valuation obtains the information from communities, Ministry of Agriculture, Ministry of Urban Development
Austria	Austria has a common database that contains information on cadastral issues (cadastre) as well as on property rights (land title register).
Azerbaijan	—
Belarus	Land cadastral computer-assisted system
Belgium	The system of mass land valuation is linked to a register of ownership and cadastral parcels
Bosnia and Herzegovina	—
Bulgaria	
Croatia	
Cyprus	The geographical information system, the legal and the fiscal systems are all relational. In the future the systems will become integrated with the systems of other government departments, local authorities, e.t.c. , under a national information system.
Czech Republic	
Denmark	Sales register. Cadastral register. Building register. General tax registers. Interaction: Property number (issued by valuation authority), cadastral number (issued by cadastral authority). and tax payer identity number for individuals and organisations.
Estonia	Municipalities have databases for taxable land units and it covers all cadastral units and some other units as well (land reform is not complete yet and some units are without title rights).
Finland	Information systems owned by taxation authorities which in turn are connected to the national land information system and register of buildings and dwellings.
Former Yugoslav Republic of Macedonia	
France	Majic 2 have three types of information : <ul style="list-style-type: none"> • Property owner • Built property • Unbuilt property
Georgia	Up to date no such information system exists. The interaction with land valuation system will be implemented based on tax inventory and primary registration information data.
Germany	Linked to the real estate cadastre
Greece	
Hungary	
Iceland	Yes. Holder of the data bank is Fasteignamat ríkisins (The Land Registry of Iceland).

Ireland	
Israel	
Italy	The new dynamic system of evaluation that the Agency wants to develop plans a direct interaction between Inventory and O.M.I., and therefore also the anchorage of the cadastral values to those of market.
Kazakhstan	
Kyrgyzstan	
Latvia	Cadastre will be included in the united state information system after studying of all real estate objects for tax purposes.
Liechtenstein	
Lithuania	Real Property Cadastre and Register
Luxemburg	
Malta	—
Moldova	
Monaco	
Netherlands	Local systems, all connected with cadastre data base for monthly updates plus daily real time access
Norway	—
Poland	
Portugal	
Romania	It is not connected with another system.
Russian Federation	The system of State Cadastral Valuation of land (SCVL) collaborates with the system of state statistics, taxation system, other information systems.
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	It's drawn from data of information system of cadastre of real estates and information system about value of soil (land evaluation). Connection is not automatized.
Slovenia	
Spain	—
Sweden	The System for mass valuation (the real property tax register) is connected to the Land Data Bank System at The National Land Survey. Interaction through the property identifier (cadastral number) This system contains the Property register (Cadastral), the Land Register (Title Register), the Address Register, Building Register and assessment information (from the system for mass valuation). The Property Price Register is an extract of the Land Data Bank System. The Land Data Bank System uses the assessed values for establishing stamp duty. The System for mass valuation is also connected to the general Tax System (tax collection). Interaction through taxpayers identity number.
Switzerland	Access is possible for tax offices
Turkey	
Ukraine	
United Kingdom	See 13. Information is obtained on sale of property and by statutory requirement to provide information
Uzbekistan	

A15. Is valuation data open to public?

Albania	
Armenia	Yes, they are open
Austria	Partially
Azerbaijan	Yes
Belarus	No
Belgium	Yes, but only partially
Bosnia and Herzegovina	—
Bulgaria	
Croatia	
Cyprus	As the answer for question no. 3.
Czech Republic	
Denmark	Yes
Estonia	Yes
Finland	Yes
Former Yugoslav Republic of Macedonia	
France	Yes in our previsions
Georgia	Only other valuation data except taxation data is open to public.
Germany	No
Greece	
Hungary	—
Iceland	Valuation documents of single properties are only open to the owner and tax authorities. But the Valuation Register is open to the public, see q. # A 8.
Ireland	
Israel	
Italy	The information on the income are public (cf. 13).
Kazakhstan	
Kyrgyzstan	
Latvia	Data of real estate valuation is open to public and information is accessible from the Regional Offices of the SLS.
Liechtenstein	
Lithuania	To some extent.
Luxemburg	
Malta	—
Moldova	
Monaco	
Netherlands	Only to persons who have recognized interests (like the owner)
Norway	—
Poland	

Portugal	
Romania	No
Russian Federation	Yes
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	Yes
Slovenia	
Spain	The parties involved must be notified of the valuations that have been made.
Sweden	The valuation data is open to the public.
Switzerland	No
Turkey	
Ukraine	
United Kingdom	The valuations/bandings are open to the public but not survey and precise valuation details of individual properties
Uzbekistan	

A16. Are there other applications of mass valuation for taxation purposes that exist in your country?

Albania	—
Armenia	
Austria	No
Azerbaijan	—
Belarus	No
Belgium	No
Bosnia and Herzegovina	No
Bulgaria	
Croatia	
Cyprus	No
Czech Republic	
Denmark	No
Estonia	No
Finland	No
Former Yugoslav Republic of Macedonia	
France	Yes
Georgia	Valuation should apply to the real property ownership transfer for tax purposes.
Germany	No
Greece	
Hungary	—
Iceland	Yes, for heritage tax and the calculation of stamp duty on the transfer of ownership of real estate.
Ireland	
Israel	
Italy	There are not any more applications of evaluations of mass for taxation.
Kazakhstan	
Kyrgyzstan	
Latvia	Cadastral value of real estate is used to forecast needs of real estate taxes, for accounting of duties for services of consolidation of real estate ownership rights, in development of territorial planning, for valuation of land parcels for privatisation and for definition of repurchase price, for counting of equal land area for compensation to equal land in the period of land reform.
Liechtenstein	
Lithuania	Inheritance, gift taxes, income declaration
Luxemburg	
Malta	—

Moldova	
Monaco	
Netherlands	Not officially, in practice the official determined value is used as an informal indicator for prices on the land market, and informally for mortgaging.
Norway	—
Poland	
Portugal	
Romania	Generally, no.
Russian Federation	It is defined that the results of State Cadastral Valuation of Land can be used for taxation as well as other purposes but these are not yet legally specified.
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	No
Slovenia	
Spain	Yes, for condemnation of immovable property under sovereign right of eminent domain.
Sweden	The assessed value is also used as basis for certain municipal fees. The banks use the same type of systems, with access to the same basic information from the Land Data Bank System including the assessed values, for their valuation purposes.
Switzerland	yes, e.g. social services
Turkey	
Ukraine	
United Kingdom	Prior to CT domestic properties were rated, and in some cases this value is still used for the calculation of water rates. It is used for calculation of water rates for non-domestic properties, and is referred to in some statutes (eg. Landlord & Tenant acts) for the payment of compensation in specific circumstances
Uzbekistan	

Section B. Methodical Aspects of the Land (Real Estate) Valuation System

B1. What approaches (models) are used in land (real estate) valuation process in your country and how they are applied to different classes of real estate?

Albania	
Armenia	In land valuation process currently are used the methods of cadastral appraising and in nearest future it is planned the transfer to the market methodologies of valuation
Austria	Valuation of urban land is based on technical as well as commercial parameters. Valuation of agricultural land is based on technical parameters including soil quality.
Azerbaijan	Market demand
Belarus	Model for land mass appraisal is based on land value zoning with equal land value, market land cost evaluation of this value by expert or some artificial methods
Belgium	In case of a general revaluation the C.I. of similar parcels and situated in the same area is the average of the market rental value of those parcels at the time. Between two general revaluations the definitive C.I. of each parcel can be withhold as a reference for similar parcels
Bosnia and Herzegovina	—
Bulgaria	
Croatia	
Cyprus	Comparison method, cost of construction method, investment method, Home Base method, profit's method.
Czech Republic	
Denmark	The comparative sales method is used for all types of properties where there is a sufficient number of sales. The income approach is used for rental properties (blocks with apartments, shops and offices) The cost approach is only used very little - for more specialised types of properties.
Estonia	<ul style="list-style-type: none"> - The sales comparison method. - Capitalized earnings method. - Cost method. - Combination there of.
Finland	Price comparison method (land) Building costs (buildings)
Former Yugoslav Republic of Macedonia	

France	<p>Property valuation methods carried out by the Cadastre are different according to the kind of property considered : land property, or built property. The tax on land properties essentially relies on agricultural plots, but also concerns urban properties free of building. As regard urban properties free of building, in particular development sites, the reference is the true market value, and the rental value is calculated by applying a general rate of 1 %. Buildings are distributed in three different groups : dwellings, trading premises and industrial premises. For dwellings, the valuation methods are based on an analysis of the rental market in each municipality. The premises are divided in 8 categories according to their quality. For each category, a reference house is chosen. Its rental value is calculated from the weighted surface (more or less important according to the standards of comfort) and a tariff fixed after investigating the rental market : an average level of rent is estimated from a sample of "normal" leases. If the leases are scarce on the municipality's territory, two other tariff methods can be used :</p> <ul style="list-style-type: none"> - comparison with reference premises of neighbouring municipalities, - if comparison is impossible, interest rate applied to the true market value. <p>The same methods, with some differences, are implemented as regard trading premises and small industrial premises. Large industrial firms are taxed every year on the basis of accounting data drawn from the balance sheet. As soon as the rental value is fixed for each property, the most important issue is that of their regular updating. For this purpose, the Cadastre gives an essential assistance. At the present time, the maintenance of this valuation system consists of three complementary operations :</p> <ul style="list-style-type: none"> - a complete revaluation of the bases of assessment, programmed every six years, and leading to new rates and tariffs. - An updating every three years, between two revaluations carried out at a more aggregate level (land region or "département"). - An annual increase by means of a rate fixed at State level. <p>However, the valuation system as described above is sometimes considered as exceedingly complicated and difficult to implement. For instance, the revaluation itself, as programmed every six years, leads the service to reconsider the case of 100 million land parcels and 35 million premises, in the 36 500 municipalities.</p>
Georgia	Not defined
Germany	<p><u>rural land</u>: based on the long term productivity facts such as type, formation and productivity of soil</p> <p><u>other land</u>: The market value (determination of value by different mathematical methods)</p>
Greece	
Hungary	—

Iceland	The cost approach is used in most cases for buildings and other structures. Land is valued according to the market value of comparable land.
Ireland	
Israel	
Italy	To estimate the taxable income in the land inventory is applied the method for “classes and rates”. The scales of “classes and rates” (income for unity of surface) were determined last time about ten years ago, on the ground of analysis of balance of typical rural farms. In the current routine (for example because of variations of crop) the class and therefore the income of a parcel is determined modifying the rate for surface expressed in hectares. An analogous methodology in the urban inventory is applied for the categories of ordinary immovable properties. Currently the taxable income is determined for the apartments, the stores and the public buildings, multiplying the rate for the consistence expressed respectively in rooms, square meters and cubic meters. The classes and the rates are been calculated on the ground of market research, deducting from average incomes of every category and class of immovable properties the ordinary overheads and maintenance of the land capital. Other groups of categories are esteemed with different methods: method monoparametric, method of cost and method of capitalization. In the new system of urban inventory will be used statistic methods based on real market values.
Kazakhstan	
Kyrgyzstan	
Latvia	In land cadastral valuation is used: <ul style="list-style-type: none"> ✓ Land base models; ✓ Land base models for each target group of use of real estate use; Base values of building types are used in cadastral valuation of buildings.
Liechtenstein	
Lithuania	Cost, sales comparison, income
Luxemburg	
Malta	—
Moldova	
Monaco	
Netherlands	Houses: - market value Other: - rental value - rebuild value
Norway	—
Poland	
Portugal	
Romania	There is a grid system, which is updated in connection with rate of inflation. -buildings are valuated in relation with its structure, area, age, etc -land are valuated in relation with type of locality, position within locality, quality, etc

Russian Federation	<p>Current land valuation system is based on normative land values that were numerous indexed since 1991.</p> <p>Federal Government resolution governing cadastral land valuation activities identifies three main approaches to valuation of different land categories.</p> <p>In sectors where land market already exists sales comparison approach is used (i.e. land within city limits, country homes, dachas and etc.). In sectors where land market data is unavailable income and cost approaches are used (agricultural land, forest land, water fund land and etc.).</p>
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	The experts are valuating (it) by „tabular system“ according to established criteria published in legal regulations.
Slovenia	
Spain	<p>Urban: land (zoning circumstances) + constructions (historic nature, age, use, intended purpose, quality)</p> <p>Rural: land: capitalizing real income or potential improvements + value of the constructions</p>
Sweden	The comparative sales method is used for all types of properties. If there is not a sufficient number of sales the income approach can be used. The valuation models consist of a land value map and tables with values. These values are valid for properties within one value zone. When these values are established the market data approach is used.
Switzerland	<p>System (modell, methode) is not regulated;</p> <p>main requirement is the correct evaluation of the market value (compare A6)</p>
Turkey	
Ukraine	
United Kingdom	<p>UBR - Valuation scales for computer valuation are constructed by valuers using detailed analysis of rental evidence of key properties. For more specialist/unusual classes of properties the basis of valuation is negotiated centrally with trade representatives. Therefore, all valuation methods might be used, and in some cases an agreed formula approach is adopted (eg public utilities).</p> <p>CT - domestic properties are placed in a band representing a range of values. Key, typical properties within an area/band are identified to assist mass appraisal.</p>
Uzbekistan	

B2. Who develops techniques for mass valuation and who (what department) adopts these techniques? (Please provide relevant addresses.)

Albania	
Armenia	The State Committee of Real property cadastre of the Government of the Republic of Armenia, Ministry of economy and Finances, Ministry of State Revenues develop the techniques for mass valuation and submit to the Parliament of Armenia for ratification.
Austria	Valuation authorities, see question A2.
Azerbaijan	State Land Committee, Department of Sale and Purchase of Land
Belarus	NCA, address see above
Belgium	See Section A - question 2
Bosnia and Herzegovina	—
Bulgaria	
Croatia	
Cyprus	The Valuation Section of the Department of Lands and Surveys.
Czech Republic	
Denmark	The central tax administration develops the techniques. The valuation committees and the municipalities applies them.
Estonia	Estonian Land Board organizes and Government adopts.
Finland	Technical Research Centre of Finland National Board of Taxation
Former Yugoslav Republic of Macedonia	
France	Valuation Department with the Computing Department within the DGI
Georgia	Not defined
Germany	Valuation authorities
Greece	
Hungary	—
Iceland	Fasteignamat ríkisins (The Land Registry of Iceland) Borgartun 21 IS – 105 Reykjavik Iceland
Ireland	
Israel	
Italy	Specific Corporate bodies for the regulation and standardization of the rules of mass valuation don't exist. The techniques of mass evaluation are developed mostly by the “Agency of the Territory” that manages the inventory and the connected system technical-estimative. For the future these techniques will be adopted not only by the Agency but also by the local administrations.
Kazakhstan	

Kyrgyzstan	
Latvia	The methods of real estate valuation process is suggested to use by the State Land Service and the Cabinet of Ministers accepts them with according to laws and regulations.
Liechtenstein	
Lithuania	Ministry of Finance (J. Tumo-Vaizganto 8a/2, Vilnius), State Tax Inspectorate (Vasario 16-osios 15, Vilnius) and State Land Cadastre and Register (V.Kudirkos 18, Vilnius) develop techniques for mass valuation and the Government (Gedimino 11, Vilnius) adopts them
Luxemburg	
Malta	—
Moldova	
Monaco	
Netherlands	Practice is that municipalities contract out the valuation. Private firms develop methods.
Norway	—
Poland	
Portugal	
Romania	See Section A, point 7.
Russian Federation	For cadastral valuation of land it is the Federal Land Cadastre Service of Russia (Roszemkadastre).
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	Techniques for valuation are developed and approved by government authorities through an Act.
Slovenia	
Spain	The Directorate General of the Cadastre
Sweden	The National Land Survey develops the valuation models. Then the models are used by the National Tax Board and its regional organization to estimate the value for the individual properties
Switzerland	1. Administration offers proposals; 2. Legislative (Parliament) decides on the method to be applied respectively adopts changes to it Addresses: the cantonal tax offices
Turkey	
Ukraine	
United Kingdom	VOA is responsible for developing valuation techniques. It is currently is discussion with various academic institutions to develop a computer generated initial appraisal of domestic property
Uzbekistan	

B3. How are mass valuation techniques implemented and by who?

Albania	
Armenia	The State Committee of Real property cadastre of the Government of the Republic of Armenia implements.
Austria	
Azerbaijan	Department of Sale and Purchase of Land
Belarus	National Cadastre Agency
Belgium	By law See Section A - question 2
Bosnia and Herzegovina	—
Bulgaria	
Croatia	
Cyprus	In the future, the above models will be implemented by the computerised system.
Czech Republic	
Denmark	(the question is not understood)
Estonia	Estonian Land Board Implements
Finland	Technical Research Centre uses traditional multivariate techniques.
Former Yugoslav Republic of Macedonia	
France	By the tax inspectors (see Section A). They belong to the Ministry of Finance : "Department of State Property". Their responsibilities are to estimate the value of the building, the flat or the land for the purposes of doing the investigation about : - expropriation, - appreciation, - to solve the dispute before the court. The tax inspectors belongs to the Ministry of Finance in order to - establish the base (taxation) rate, - realise the tax investigation and the valuation (for the land, building).
Georgia	Not defined
Germany	Valuation authorities
Greece	
Hungary	—
Iceland	Sales contracts are collected systematically and compared statistically with the valuations of the properties sold. Thus market coefficients are developed.
Ireland	
Israel	
Italy	At the moment the techniques of mass evaluation are applied by officials of the peripheral offices of the Agency of the territory (and of the municipal administrations). The technical professionals are obliged to the adoption of these methodologies for cadastral or fiscal purposes, and for any else case provided for by a specific law. As mentioned before in the future will be adopted innovative methods of evaluation, strictly related to the market values of the immovable properties. In the cadastral evaluations other people's rights are not considered (servitude...).

Kazakhstan	
Kyrgyzstan	
Latvia	According to the procedure defined by laws and regulations of the Cabinet of Ministers the State Land Service provides methodological base and organises cadastral valuation process in area of its competence.
Liechtenstein	
Lithuania	Partly computerised State Land Cadastre and Register, County Managers Administrations, Taxation Authorities
Luxemburg	
Malta	—
Moldova	
Monaco	
Netherlands	Municipalities themselves or private companies.
Norway	—
Poland	
Portugal	
Romania	Local Council through Venis system.
Russian Federation	Mass valuation techniques implemented by Federal Land Cadastre Service of Russia through contracts with public and private sector companies that have the right to perform cadastral valuation of land.
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	Valuating techniques are implemented from an Act through lay assessors (experts).
Slovenia	
Spain	By lectures
Sweden	See answer on question number 2.
Switzerland	1. administration offers proposals; 2. legislative (Parliament) decides on the method to be applied respectively adopts changes to it Addresses: the cantonal tax offices
Turkey	
Ukraine	
United Kingdom	By the VOA
Uzbekistan	

B4. What kinds of encumbrances of rights (for example, easements) are not taken into account in mass valuation? If any, please describe?

Albania	
Armenia	The encumbrances are not taken into the consideration
Austria	All rights and use rights connected with the real property are taken into account for valuation, not however those rights with no objective connection to the real property, i.e. usufruct.
Azerbaijan	—
Belarus	None
Belgium	None
Bosnia and Herzegovina	—
Bulgaria	
Croatia	
Cyprus	Under the law, the properties are valued freehold and vacant in possession.
Czech Republic	
Denmark	Encumbrances benefiting a private individual or organisation is disregarded.
Estonia	The bundle of rights is not kind of question in our system. There is no difference between ownership right and use right, all types of encumbrances are not taken into account.
Finland	In principle all easements are taken into account because the market value is the base of taxation.
Former Yugoslav Republic of Macedonia	
France	Mortgages, privileges, usufruct, All the burden
Georgia	Not defined
Germany	None are taken into account
Greece	
Hungary	—
Iceland	Minor encumbrances are not taken into account but major encumbrances are.
Ireland	
Israel	
Italy	In the rural inventory deductions of the rate are considered (es.: ordinary overheads for irrigation and reclamation of the grounds). The taxable income is a net income, gross of the taxes.
Kazakhstan	
Kyrgyzstan	

Latvia	The encumbrances used in real estate valuation are as follows: <ul style="list-style-type: none"> ✓ Defence zone of the Baltic sea; ✓ Specially protected national and local nature territories; ✓ National territories of city construction monuments; ✓ National and local territories of cultural and architectural monuments; ✓ National and local territories of nature monuments; ✓ Defence zone of streets, roads and railways; ✓ All types of defence zones of utilities; ✓ Servitudes.
Liechtenstein	
Lithuania	We do not take into account easements in mass valuation.
Luxemburg	
Malta	—
Moldova	
Monaco	
Netherlands	No encumbrances are taken into consideration
Norway	—
Poland	
Portugal	
Romania	Mass valuation dos not take into account of type of juridical rights.
Russian Federation	Not yet developed.
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	Impediments have no influence to real estate price (value).
Slovenia	
Spain	None
Sweden	All kinds of encumbrances, except private obligations, are taken into account. This means that existing loans and leases are not taken into account, but that the burden created by an easement is.
Switzerland	All rights that are registered in the land registry (that means at the same time that all rights that are not registered, won't be taken into account)
Turkey	
Ukraine	
United Kingdom	UBR valuation assumptions envisage a hypothetical tenancy on a fully repairing and insuring basis; the actual terms of any tenancy are therefore ignored. CT a freehold or lease for 99 years is assumed, and again any actual terms are ignored.
Uzbekistan	

B5. Is there a possibility to retreat from the authorised techniques (estimated models) of mass valuation? If yes, list cases of possible retreat.

Albania	
Armenia	It is not possible
Austria	No
Azerbaijan	Market supply and demand
Belarus	No
Belgium	No
Bosnia and Herzegovina	—
Bulgaria	
Croatia	
Cyprus	N/A. The system is not in full operation yet.
Czech Republic	
Denmark	Yes. The objective is to estimate the true market value. There is no obligation to use certain techniques.
Estonia	It is difficult to get the idea. Methodology is not fixed very strongly and it is more like “art” how to estimate the taxable value (market value).
Finland	—
Former Yugoslav Republic of Macedonia	
France	Yes these the models H1 and H2
Georgia	Yes, as far as such valuation institute exists.
Germany	No
Greece	
Hungary	—
Iceland	Yes, but only if the authorised techniques cannot be applied at all.
Ireland	
Israel	
Italy	As mentioned before, the disciplined rules, to cadastral level, by the Agency of the territory, must be adopted by all the public and private subjects in the cases of taxation or different purposes provided for by the laws. For example: to the goals of the local tax (ICI) the reference to the cadastral evaluation is compulsory. On the contrary in case of a trading the reference is optional.
Kazakhstan	
Kyrgyzstan	
Latvia	In case of chemical or other pollution, which doesn't allow use of land for purpose of real estate use; Depreciation of the building (more than 80%), which is the factor reducing the land cadastral value.
Liechtenstein	
Lithuania	No

Luxemburg	
Malta	—
Moldova	
Monaco	
Netherlands	Retreat is not possible from the mass evaluation, only by individual assessment as a result from a appeal procedure.
Norway	—
Poland	
Portugal	
Romania	No
Russian Federation	According to the Russian legislation state cadastral valuation of land is done under the unique (for all the entities of the Russian Federation) techniques. There is no possibility to retreat from the authorised techniques.
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	This kind of possibility does not exist.
Slovenia	
Spain	I believe not
Sweden	The objective is always to reflect the true market value. If there are special conditions for the property (that has not been included in the valuation model) the value from the valuation model will be adjusted.
Switzerland	In general no
Turkey	
Ukraine	
United Kingdom	Not applicable
Uzbekistan	

B6. To what extent do the official statistics correspond to actual situation (actual market value)? (If the official statistics mirror an actual market value, how was it achieved? (If it is not so, what are the reasons?))

Albania	
Armenia	The official statistics corresponds to actual situation for 6575%. The reasons are connected with those circumstances that in some part of the territory of the country the number of transactions is insignificant and the saturation of the capital in real property market is low
Austria	Official statistics correspond to assessed market value.
Azerbaijan	Not always
Belarus	There is no official statistics on Real Estate market except for apartments
Belgium	No data available
Bosnia and Herzegovina	—
Bulgaria	
Croatia	
Cyprus	N/A. The system is not in full operation yet.
Czech Republic	
Denmark	Registered sales prices are the correct prices. The reasons for this is: 1. The transfer tax (stamp duty) is low (0.6% or 1.2% of declared price). 2. The latest assessed market value is the minimum base for the transfer tax. 3. The declared sales price decide the possible amount of mortgage from government regulated Mortgage Credit Institutes.
Estonia	At the moment of assessment could be the official statistics correspond to actual situation
Finland	The National Land Survey of Finland maintains the Official Market Price Register. An actual market value is achieved from the register by multivariate methods.
Former Yugoslav Republic of Macedonia	
France	Yes by the help of private organisations like Real Estate Agencies and Notaries. In order to know land prices at a more detailed scale, the statistics originating from the Tax Offices must be consulted. In the sixties, regular analyses of the files on building plots kept by that office, were made for a number of cities, at the Ministry of Housing's request. Those files, allotted straight from notaries' deeds, hold the usual data on transactions (area, price, location, names and addresses of buyers and sellers). They have to be complemented by information on the envisaged construction or development scheme. The data of those studies have been computerised and put on maps; it is thus possible to draw isoprice graphs. In the eighties, both local and national authorities attempts to collect land data. The Central government encouraged the local authorities to set up good land charts presenting a variety of data (prices, quantities, land demand, etc). The results have been done, but very good land charts have been drawn up in some regions. Additionally as the methodologies differ, no comparison is possible between results.

France	<p>Survey called IMO has been undertaken by the National Land Office. Two kinds of data can be found in it :</p> <ul style="list-style-type: none"> - data on land prices per square metre for cities of over 10,000 inhabitants to locations (inner cities, residential suburbs, industrial suburbs) is known. The values are assessed by experts and not found in land deeds. Three kinds of figures are given (minimum price, maximum price, usual price). The number of transactions involved is also given. - Global data on the peripheral areas of cities of over 10,000 inhabitants. For each Department, the number of transactions, the areas involved and the corresponding financial sums are mentioned. <p>Another survey on the prices of development land has been conducted since 1984 by the Ministry of Housing. Every six months a random sample of 6,500 applicants for planning permissions for a single-family dwelling is analysed but only those where the land had been bought less than a year before (about 28 % in the first survey are pursued). This survey gives the total price of the land and the average price per square metre according to the kind of building finance and the type of zone.</p> <p>Another yearly survey, called ULTI-SOL, based on aerial photographs gives the divisions and uses of land (Ministry of Agriculture central statistical services). There is also the SICLONE survey which, by using the files of the planning permissions, gives the area used by new construction every year.</p> <p>Nowadays, an accurate observation of land markets proves all the more necessary as the contrasts are marked between the centre/peripheral evolutions and the urban/rural communes evolutions, a phenomenon which is likely to continue in the future.</p>
Georgia	The correspondence issue is out of dissuasion since official transaction data not yet accumulated usually substitute market value estimation.
Germany	Tax valuation system and legislation is being revised at the moment. Market value.
Greece	
Hungary	—
Iceland	Almost 100 % in areas where there is a market. The sales contracts of real estate are collected systematically and thus the market value is realised.
Ireland	
Israel	
Italy	For the evaluation of lands: the pedologic characters and of market. For the of the evaluation of buildings: the topologic characters and of quality of the constructions, and also the positional characters (important especially in the great city centres). In the setting up the current evaluation systems, these information have been pointed out from the technical staff of Ministry of finances Instead in the current management the updated information are denounced from the taxpayers, every time that immovable is modified.
Kazakhstan	
Kyrgyzstan	

Latvia	For calculation of real estate cadastral value only current information about real estates is used, which is in cadastre. It shows taxpayer of real estate, key indicators of real estate, as well as other main value factors of real estate, which is studied in the result of analyse of market information.
Liechtenstein	
Lithuania	Property prices in transactions practically correspond to the actual situation on the market. It was achieved by instituting the compulsory income declaration system when buying real property.
Luxemburg	
Malta	—
Moldova	
Monaco	
Netherlands	Market values are derived from the cadastre, mass valuation by comparing real estate with each other
Norway	—
Poland	
Portugal	
Romania	There are not official statistics on market value. Our real estate market is still limited.
Russian Federation	In general official statistics do not correspond with real market land prices. The collection of true data is complicated because of the wiliness of sellers to hide true transaction values and avoid paying transfer taxes. Wherever possible cadastral land valuation does take into account market data. Market of land and improvements is also characterized by a small number of transactions.
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	Market prices are higher than valuating according an enactment.
Slovenia	
Spain	They are very different
Sweden	Official market information is very reliable in Sweden. This information can be used to estimate market values. Sales prices registered in the Land Register are correct as the transfer tax is low (1.5%). The assessed value is the minimum base for the transfer tax and the registered price in practice influences the possible total amount for mortgages.
Switzerland	statistical values always fluctuate (A10) New evaluation when large differences occur Basis: comparison of the official statistics with the actual market values
Turkey	
Ukraine	
United Kingdom	UBR - the valuation placed on a property by the VOA does relate to market value, based on the assumptions above, at a specified date of valuation. Law stipulates the date of valuation, and the VOA has two years following that date to collect evidence, carry out valuations and compile rating lists before they come into force. CT - bands are similarly based on value at a specified date, approximately two years prior to the bands coming into force.
Uzbekistan	

B7. What information about an object is used in mass valuation process? (Please list information sources.)

Albania	
Armenia	In mass valuation process the database of the State Committee of Real property cadastre of the Government of the Republic of Armenia is used
Austria	Physical and legal characteristics.
Azerbaijan	Land quality
Belarus	Information from State Land Cadastre and from BTI technical descriptions of building and construction in so called "technical passports
Belgium	All physical features of the property
Bosnia and Herzegovina	—
Bulgaria	
Croatia	
Cyprus	The physical and legal characteristics. The information sources are the Planning Authorities, the Local Authorities, the Department of Statistics & Research, the Department of Agriculture and the Department of Water Development.
Czech Republic	
Denmark	<ul style="list-style-type: none"> - Location - Land area - Size of building - Year of construction and major repairs - Insulation and type of heating Materials used for walls and roof
Estonia	Data on: <ul style="list-style-type: none"> - Real estate transactions - Immovable estate transactions (houses, contributions, etc.) - Rent, - Economy of area - Soil productivity
Finland	Real estate prices, vacant site market, dwellings prices
Former Yugoslav Republic of Macedonia	
France	<ul style="list-style-type: none"> • For the land : area, type of farming, Class (13 groups) and location. • For the building : Class (8 groups), location, luxury elements, destination (commercial, habitation, factory, offices) area.
Georgia	Should be defined
Germany	see Nr. 1, size of the parcel from the real estate cadastre, soil classification
Greece	
Hungary	
Iceland	Location, area of lots/land, building material, building year, area of each property in a building together with, built-ins and fixtures. Information sources are the communities and own inspection of the properties.

Ireland	
Israel	
Italy	Currently the officials point out the application of “scales of worth” among qualities (or categories) and classes and zones. These scales of worth are not officially formalized, but can be derived from the levels of taxable income.
Kazakhstan	
Kyrgyzstan	
Latvia	<p>Central Statistical Bureau (CSB) doesn't give the official information about market value of real state.</p> <p>The State Land Service gets information from CSB about economic development indicators of regions, which is partly used for needs of zoning of land values.</p> <p>The State Land Service gets information about real estate market prices mostly from the Land Books, local authorities, as well as from publications in the press, by results of analysis of supply and demand.</p> <p>The procedure of receiving of real estate market information for needs of cadastral valuation will be arranged on January 1, 2002, when according to laws and regulations of the Cabinet of Ministers will be in force.</p>
Liechtenstein	
Lithuania	<p>Cadastral data, property rights and restriction and market information</p> <p>Source: Real Property Register</p>
Luxemburg	
Malta	—
Moldova	
Monaco	
Netherlands	<ol style="list-style-type: none"> 1. Who is the taxpayer (owner and/or user). 2. What is the tax base object. 3. What is the value of that. 4. Also municipal registers of renters are used.
Norway	—
Poland	
Portugal	
Romania	Declaration made by the taxpayers and checking made by field inspectors.
Russian Federation	<p>The data collected for assessment purposes differs according to land categories in question.</p> <p>Cadastral land valuation models are designed in such a way that the lack market data is compensated by substantial sets of information on factors that are known to influence land values.</p>
Tajikistan	
Turkmenistan	
San Marino	

Slovak Republic	From the cadastre of real estate information system are used (exploited) the information about a kind of land (plot), location with regard to built-up areas, land (plot) usage restriction, from value of soil (land evaluation) information system are used (exploited) the information about a quality of ground (soil), in further detections are also used the archives.
Slovenia	
Spain	I suppose transactions, expropriations, etc
Sweden	Depending on the type of property different information is used to estimate the value. This includes location, the area of the land, the living area, year of construction and different physical features of the buildings. All this information is stored in the real property tax register and is provided from the Land Data Bank System and from declarations made by the property owners.
Switzerland	Compare A5
Turkey	
Ukraine	
United Kingdom	UBR - the VOA maintains accurate plans and measurements of each property, together with any letting details/terms of actual leases in place. CT - the accommodation and size details of each domestic property are held, together with all sales transactions
Uzbekistan	

B8. Is it possible to complain against an established value? (Please describe the procedures.)

Albania	
Armenia	Yes, it is possible to complain to the State Committee of Real property cadastre of the Government of the Republic of Armenia and then to the court as specified by legislation
Austria	Yes
Azerbaijan	The transaction is made on voluntary basis between buyer and seller
Belarus	No
Belgium	Yes 1) The head of the local cadastre office who established the value. 2) A committee of one or three experts appointed by the taxpayer and the head of the cadastre office. If they don't agree on the appointment of the experts, the justice of the peace will appoint them instead
Bosnia and Herzegovina	—
Bulgaria	
Croatia	
Cyprus	Following the publication of the values, there is a time-period of six months, for objections to the values. These are examined and the values are then finalised.
Czech Republic	
Denmark	Yes. The owner can appeal to a regional appeal committee. If he disagree with their decision he can appeal to the National Tax Tribunal (small fee).
Estonia	Yes
Finland	Yes
Former Yugoslav Republic of Macedonia	
France	Yes
Georgia	According to the Georgian Code market value of product (work, service) is defined based on transaction information at the sales moment. The market value is defined, as the product (service) transaction value, if the parties are interrelated. The defined price could be objected provided the relevant arguments are submitted to the tax authorities. If sufficient arguments are provided the tax authority is liable to accept an applicants demand to otherwise define a valuation.
Germany	Yes, the owner may appeal to the court against the tax rate
Greece	
Hungary	
Iceland	Yes. 1. To the institution itself. 2. Next step is an appealing committee. Third step are the Courts (Very, very seldom used).
Ireland	
Israel	
Italy	The procedure establishes two levels of appeal: the fiscal committee at provincial level and at central level.
Kazakhstan	

Kyrgyzstan	
Latvia	The owner of the real estate can demand to revise and reevaluate the defined cadastral value by handing in an argued application about it in the corresponding Regional Office of the State Land Service. If the answer of activity doesn't satisfy the submitter, then the owner can give the according application to the Director General of the State Land Service. The court considers the arguments.
Liechtenstein	
Lithuania	Yes, by lodging a complaint to the Valuation Authority. If the answer is not satisfactory it is possible to appeal to the court.
Luxemburg	
Malta	—
Moldova	
Monaco	
Netherlands	Yes. First municipalities, then the court.
Norway	—
Poland	
Portugal	
Romania	Yes, by appeal to Local Council or to the Court.
Russian Federation	After receiving a notice to pay the tax, the taxpayer has the right to require that the results of valuation of his land plot to be examined. Under Section 8 of the Federal Law "Regarding appraising activity. In Russia, there has been almost no experience of appeal proceedings in part of land tax within current land tax legislation. In the future the use of cadastral value to be determined for each land plot separately as a tax base may evoke unfavorable criticism in taxpayers.
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	The exceptions against the valuation are impossible.
Slovenia	
Spain	Yes, appeal to executive authority followed by appeal to the judicial authorities.
Sweden	First the property owner can complain to the Tax Authority. After that he can appeal to the Administrative Court (three levels).
Switzerland	Directly at the evaluation office; or indirectly via the tax authority. Judgement by the courts.
Turkey	
Ukraine	
United Kingdom	UBR - yes, virtually unlimited rights of appeal exist. An appeal must be served on the VOA and negotiations may take place. CT - limited rights of appeal, in respect of new bandings or as a new occupier. Appeals must be served on the VOA. If agreement between the VOA and taxpayer is not reached, the appeal will proceed to hearing before the VTS
Uzbekistan	

Section C. Land (Real Estate) Tax System

C1. What taxes (e.g. transfer tax, capital gains tax, assessment tax) on real estate are levied in your country? (Direct or indirect.)

Albania	
Armenia	In our country the direct real property tax is applied and the land tax should be calculated separately
Austria	Direct Taxes: 1. Real Estate Tax (Grundsteuer); 2. Real Estate Transfer Tax (Grunderwerbsteuer); 3. Inheritance and Gift Tax (Erbschaft- und Schenkungsteuer); 4. Income or Corporation Tax (Einkommens- oder Körperschaftsteuer); 5. Capital Gains Tax (Spekulationsteuer); Indirect Taxes: Value Added Tax (Mehrwertsteuer);
Azerbaijan	—
Belarus	Land tax and Immovable Property tax
Belgium	An annual income tax on real property An annual tax on real property A capital gains tax on speculative earnings from the sale of real property A transfer tax on the transaction of real property by way of gift, exchange, sale, etc... An inheritance tax on real property Regional taxes on abandoned, neglected and slummy houses and buildings Local taxes on undeveloped sites, usually situated in residential and industrial areas or within a valid allotment.
Bosnia and Herzegovina	transfer tax, capital gains tax, assessment tax on real Direct
Bulgaria	
Croatia	
Cyprus	Capital Gains Tax, Transfer tax on sale and on gifts, Immovable Property tax, Municipality tax, Community tax, Sewage tax, Tax on Immovable (Urban) property.
Czech Republic	
Denmark	Recurrent property taxes: - Land tax (all properties) - Service tax (urban business) - Property value tax (owner-occupied dwellings and summerhouses) Transfer tax Capital gain tax (only business properties) Development gain tax (land transferred to urban or recreational zone)
Estonia	All (transfer tax, capital gains tax, assessment tax)
Finland	Real estate tax Transfer tax Tax of profits from sales

France

Land taxation in France is characterised by the quantity of taxes : there is a multitude of taxes, local rates and various subsidiary levies based on land. Taxation is an issue that has been repeatedly discussed by politicians since the end of the war and has produced a great number of laws and regulations, parliamentary reports, decrees or circulars, thus showing that the successive amendments have never proved satisfactory.

Two kinds of taxes exist in France (about real-estate):

- the yearly land taxation chargeable on the owners and / or the occupiers of real-estate (either land and building), proportionate to their value, but independent of the mode of appraisal; (three categories of land taxes*)
- taxes on transfers of property, on development or building operations, levied at time of sale, change of use or construction (such taxation is not recurrent)

The January 1959 Ordinance formally recast the fiscal system, giving new names to the three categories of land taxes, as they are known today :

- The "tax on undeveloped property" paid by the owners of undeveloped land; it is based on the rental value (but with 20 % allowance);
- The "tax on developed property" paid by the owners of buildings (housing and other) and based on the rental value of the buildings (the allowance is 50 %);
- The "inhabited dwelling duty" paid by the occupiers of dwellings on a similar basis but without any allowance.

Real Estate Taxation (or property Tax): property owners are liable to yearly settlement of the real estate tax on undeveloped land and of the real estate tax on buildings. These taxes are based on the rental value of the property as assessed by the taxation authorities. These taxes constitute the revenue of the Communes, the Departments and the Regions as well as various other bodies. The rate of taxation varies considerably among Communes. It is on average 0.4 % of the market value for farmland or for "development land" taxed as such and 0.25 % for dwellings. However, most land taxes applied to urbanized areas are still based on the former agricultural rates; as compared to their present market value, the tax rating is particularly low.

Residence Tax: the residence tax is a local tax levied on housing (including second homes) and based on the rateable value of the premises, including servants' rooms, garages, sheds, as well as rooms used professionally that are within the dwelling. On the other hand, buildings used for agricultural purposes and accommodation for pupils are exempt. The destitute, elderly, widowed, handicapped or invalid who are not liable for income tax, as well as the diplomats and scientific establishments are exempted from the tax. The elaborate set of rebates applies to the rateable value of principal homes according to the number of dependent persons under the same roof and when the householders are not liable for income tax. The dwelling tax amounted to 31 billion Francs in 1999, out of which almost 21 were for the communes.

Georgia	Annual land tax is payable by private landowner or user if land is under the state ownership; tax for property transfer, heritage and granting; tax for nature resources utilisation, property tax.
Germany	Transfer taxes, capital gains tax, annual land taxes
Greece	
Hungary	Transfer duty and personal income tax in case of the change in the ownership of the land and real property
Iceland	<ol style="list-style-type: none"> 1. Assessment tax to the communities. 2. Assessment of real estate is a part of the net property tax base to the state. 3. Capital gains tax is not levied on most sales of homes but in all other cases it is levied. The capital gains are indexed according to inflation during ownership. 4. A stamp duty of 0,4 % of the assessment is levied on the transfer of ownership.
Ireland	
Israel	
Italy	The taxes on real estate are: on the natural persons (Irpef), on the juristic people (Irpeg) the municipal tax (Ici), the tax on the increase of value of the immovable properties (Invim course of renouncing); the tax on the real estate trading.
Kazakhstan	
Kyrgyzstan	
Latvia	<p>Legislator has defined the following (direct) taxes connected with real estate:</p> <ul style="list-style-type: none"> ✓ Real estate tax; ✓ Income tax, if the real estate or part of it is used.
Liechtenstein	
Lithuania	Land tax, property tax of companies and organisations, State Natural Resources tax, State land tax, inheritance and gift tax and etc.
Luxemburg	
Malta	Capital Gains and Duty on Documents Tax.
Moldova	
Monaco	
Netherlands	<ul style="list-style-type: none"> • Land tax. • Land related income tax. • Land related wealth tax. • Death duty. • Water board tax. • Transfer tax.
Norway	<ul style="list-style-type: none"> • Transfer tax. • Gains tax. • Asset tax.
Poland	
Portugal	
Romania	Indirect taxes on ownership and transfer tax.

Russian Federation	Property tax on legal entities; Property tax on individuals; Land tax; tax on sales of land plots; inheritance tax on land, gift tax on land. Real property tax will be introduced once the legislation is adopted and valuation methods developed. It is expected that it may replace the land tax and property taxes.
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	The real estate tax, the real estate-transfer tax. They are collected directly.
Slovenia	Tax on property. Charge for the use of building ground. Tax on transfer of real estate. VAT. Inheritance and gift tax. Capital gains tax.
Spain	Transfer tax. Tax on increases in land value . Property tax.
Sweden	The most important taxes on real property are: <ul style="list-style-type: none"> - Capital gains tax. - Real property tax. - Wealth tax. - Transfer tax.
Switzerland	Handänderungssteuer – transfer tax. Grundstückgewinnsteuer – capital gains tax. Grundsteuer – assessment tax. Vermögenssteuer – fortune tax. Mietwert der eigenen Wohnung - rental value of own apartment.
Turkey	
Ukraine	
United Kingdom	Stamp duty - on the purchase of an interest in property. Capital Gains Tax - on the sale of an interest in property (if the property is not an individuals principle private residence and the threshold level for CGT is exceeded). Inheritance Tax - if a interest in property is part of a deceased's estate and the estate exceeds the specified threshold level of value.
Uzbekistan	

C2. Are land and other real estate taxed through a single common tax or separate taxes? (Please indicate what proportions relate to land and real estate in case when the tax is single.)

Albania	
Armenia	Single but calculated separately.
Austria	In Austria other real estate is dealt as part of the land and therefore taxed together with land through a single real estate tax; there are however duties to pay for undeveloped building lots and further – as the tax rate depends on the assessed value of the land – the tax rates differs between developed and undeveloped land, as their value differs;
Azerbaijan	—
Belarus	Land tax and Immovable Property tax are separate taxes.
Belgium	A single tax.
Bosnia and Herzegovina	
Bulgaria	
Croatia	
Cyprus	Separate taxes.
Czech Republic	
Denmark	Separate taxes.
Estonia	A single common tax.
Finland	Land and buildings are assessed separately and summarized into a single tax.
Former Yugoslav Republic of Macedonia	
France	See C1.
Georgia	Other real property tax excluding land tax is calculated based on inventory value or equal property value. The inventory value is defined by local authorities. Property private owners, physical persons and industries are taxpayers. Land (real property) is taxed separately.
Germany	Separate taxes for types of land: - agricultural and forestry land; - non-agricultural land, separated with and without buildings.
Greece	
Hungary	There is no tax liability in case of land and other real property owned.
Iceland	Land and other real estate taxes are taxed through a single common tax.
Ireland	
Israel	
Italy	The built urban areas are subjected to unitary evaluation. The income determined –base of direct and indirect imposition–reports both to the construction and to the enslaved areas. Also for the rural properties the general income (business) is comprehensive of all the existing constructions. It is not possible establish a relationship between the two, because extremely variable.
Kazakhstan	

Kyrgyzstan	
Latvia	Real estate tax is united tax and it regards to the land and all possible improvements and to buildings.
Liechtenstein	
Lithuania	Separate taxes for Land and Constructions.
Luxemburg	
Malta	Single.
Moldova	
Monaco	
Netherlands	Tax levying is separated but the value which is used is the same. (Shared data source.)
Norway	Separate tax.
Poland	
Portugal	
Romania	Separate taxes on land and real estate.
Russian Federation	A separate land tax is imposed in Russia. The value of assets is taxed separately. In future it is expected that there will be a choice between the land tax and the real property tax.
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	A tax is unitary.
Slovenia	There are separate taxes.
Spain	Different taxes on different ways that wealth in immovable property manifests itself (transfer, ownership, capital gains).
Sweden	The above-mentioned taxes are calculated on the total assessed value, i.e. for land and buildings together. What proportion of the total tax is related to land depends on the market values in the geographic area that the property is located in. The assessed value consists of one value for the land and one for the building, but the assessment is made at the same time. For the real property tax the rate differs depending on the category of property, but for the other taxes the rate is the same for all kinds of properties.
Switzerland	all in C1 mentioned taxes are special taxes, except the rental value, which is considered to be an income tax
Turkey	
Ukraine	
United Kingdom	UBR - for non domestic properties. CT - for domestic properties.
Uzbekistan	

C3. Please identify what categories (types) of the real estate are subject to taxation (e.g. agricultural, commercial, industrial, residential, multy-storey apartment, single family housing, etc.)?

Albania	
Armenia	All the categories of the land are subject to taxation
Austria	All kinds of real estate are subject to taxation unless they are expressly exempted by law. The kind of tax may vary depending i.e., on the kind of transaction. Real Estate Tax needs to be paid on all real estate unless exempted (as for example land owned by certain public entities).
Azerbaijan	—
Belarus	Land, except some categories, buildings, constructions, apartments
Belgium	All categories
Bosnia and Herzegovina	Agricultural, Commercial, Industrial, Residential, Multy-storey apartment, Single family housing
Bulgaria	
Croatia	
Cyprus	All the categories.
Czech Republic	
Denmark	All types are taxed.
Estonia	All types and also State
Finland	Generally all categories are subject to some type of taxation, arable and forest land is taxed according to revenues.
Former Yugoslav Republic of Macedonia	
France	See C1.
Georgia	Tax objects are: buildings located on urban territories; real property located on non-urban territory and being in use; major assets of industries; not mounted equipment, incomplete investment and non-material shares; agricultural land; non-agricultural land for housing and economic purposes; the documents, which sets basis for the real property ownership certificate or similar property lease bond issuance.
Germany	Separate taxes for types of land - agricultural and forestry land - non-agricultural land, separated with and without buildings
Greece	
Hungary	
Iceland	All the mentioned types are subject to taxation. Exempt from community tax are: Hospitals, schools, dormitories, kindergardens, public libraries, museums, churches theatres, sports buildings and embassies.
Ireland	
Israel	
Italy	Every ownership is subject to taxation: land parcels, business premises, industrial buildings, residential buildings, apartments, single constructions, building sites. All the properties that give real or potential income.

Kazakhstan	
Kyrgyzstan	
Latvia	<p>Objects of real estate tax is divided in the following groups of goal of real estate use:</p> <ul style="list-style-type: none"> ✓ Agricultural ✓ Forestry; ✓ Water farms (private waters); ✓ Construction of single – family houses; ✓ Construction of multi-storey apartments; ✓ Construction of commercial institutions; ✓ Construction of administration, education, culture and other public objects (partly); ✓ Construction of producing objects; ✓ Construction of communication infrastructure (partly).
Liechtenstein	
Lithuania	All types of construction owned by companies and organisations All land types
Luxemburg	
Malta	All immovable properties
Moldova	
Monaco	
Netherlands	All real estate (based on market value) special cases (if market value is not relevant like industry or churches, then rental value or construction value)
Norway	All
Poland	
Portugal	
Romania	All the categories of the real estate are subject of taxation, except historical buildings, public buildings, special buildings, etc.
Russian Federation	All
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	All
Slovenia	Building land, buildings, parts of buildings, dwellings, garages, second homes
Spain	All of them
Sweden	All categories of real property that are assessed are subject to taxation, except for agricultural property that is not subject to property tax.
Switzerland	Our tax system comprises all types of real estates
Turkey	
Ukraine	
United Kingdom	UBR - agricultural property, churches, public places of worship, some social clubs/uses and parks are exempt. All other non-domestic property is rated. All domestic property is taxed.
Uzbekistan	

C4. What constitutes the tax base (type of land (real estate) value)?

Albania	
Armenia	The tax base is the Cadastral price
Austria	<p>1. The Real Estate Tax and partially the Inheritance and Gift Tax as well as the Real Estate Transfer Tax are based on the so-called “Einheitswert” (assessed value), which is usually much less than the market value; calculation of this value for certain cases has recently been tripled and so slightly adapted to market value.</p> <p>2. The Real Estate Transfer Tax and the VAT are based on the purchase price of the respective real property (market value)</p> <p>3. Income or Corporation Tax and Capital Gains Tax are based on the amount of income or gain involved in the transaction.</p>
Azerbaijan	—
Belarus	Normative value established in 1991. Adjusted according to inflation rate.
Belgium	<p>An annual income tax on real property: the C.I. or the actual rent paid</p> <p>An annual tax on real property: the C.I.</p> <p>A capital gains tax on speculative earnings from the sale of real property: the profit</p> <p>A transfer tax on the transaction of real property by way of gift, exchange, sale, etc.: the sales value</p> <p>An inheritance tax on real property: the sales value</p> <p>Regional taxes on abandoned, neglected and slummy houses and buildings: the C.I.</p>
Bosnia and Herzegovina	Base of land Owners
Bulgaria	
Croatia	
Cyprus	The values as at 1.1.1980 or in some case the values of the first general valuation (1909-1929).
Czech Republic	
Denmark	The assessed market value of the land (land tax) and the assessed market value of the whole property (property value tax).
Estonia	Law and Land Valuation Taxable value = market value
Finland	Value
Former Yugoslav Republic of Macedonia	
France	See C1.
Georgia	Agriculture land tax is equal to 6% of accepted profit from land plot. Non-agricultural land tax market value totals to 0,24 GEL/m ² . Land tax is annually payable to budgetary revenue.
Germany	<p>Separate taxes for types of land:</p> <ul style="list-style-type: none"> - agricultural and forestry land; - non-agricultural land, separated with and without buildings.

Greece	
Hungary	Market value of the real property in case of acquisition of property.
Iceland	Law no. 6/2001
Ireland	
Israel	
Italy	Currently the base of the taxation consists of the income of the immovable property and of the value of the immovable property (capital). The second is calculated multiplying for a factor 75 the income of the grounds, and for a factor 100 the income of the real estates pertaining to the groups A,B and C, except the stores and the offices for which multipliers are applied equal to 34 and 50 respectively.
Kazakhstan	
Kyrgyzstan	
Latvia	According to the situation on November 20, 2000 in cadastre registered: <ul style="list-style-type: none"> ✓ Real estates for taxation purposes - 605 464; ✓ Physical objects of real estate: <ul style="list-style-type: none"> Land units - 733 415; Buildings - 1 178 981; Space groups - 665 460
Liechtenstein	
Lithuania	The following coefficients are applied when calculating the tax base: for constructions - 100% of average market value (replacement cost multiplied by zoning (market) index), for land the coefficient of 0,35-0,5 of land value is applied.
Luxemburg	
Malta	Market value
Moldova	
Monaco	
Netherlands	Tax base is 'value' and 'rate per interval'
Norway	Market price, that is reduced by 50-80%
Poland	
Portugal	
Romania	- In case of the land the tax is fixed in relation with its area, position, etc. - In case of the buildings the tax is established through The grid system.
Russian Federation	Cadastral value of a land parcel.
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	A kind of land (plot), location, quality, purpose of usage.

Slovenia	<ul style="list-style-type: none"> - The tax base is the value of buildings or second homes according to point system (tax on property) - The tax base is the vacant building land, planned for building and the constructed building land, where the building is located (Charge for the use of building ground) - The tax base is selling price (Tax on transfer of real estate, VAT) - The tax base of the inherited or given property is the transaction value after deduction of debts and other liabilities (Inheritance and gift tax) <p>The tax base is the difference between selling price and valorisation value of real estate in the time of acquisition (Capital gains tax)</p>
Spain	The value of the land plus the value of the constructions.
Sweden	The tax base for the property tax as well as inheritance, gift and wealth taxes is the assessed value, which corresponds to 75% of the market value. The transfer tax is based on the highest of the sales price and the assessed value.
Switzerland	Tax value; market rental value
Turkey	
Ukraine	
United Kingdom	All types of property, save those at 3 above
Uzbekistan	

C5. Are tax rates in your country fixed or range in certain intervals?

Albania	
Armenia	The tax rate is fixed and the range varies from 0%-0,8% depending on the price
Austria	<p>Fixed tax rate:</p> <p>1. Real Estate Tax: dependent on individual municipality, about 1% of the assessed value (collected annually);</p> <p>2. Real Estate Transfer Tax: normally 3,5 % of the purchase price; between close relatives 2%;</p> <p>3. Value Added Tax: normally 20%, in case of rental income for residential property purposes 10%.</p> <p>Interval tax rate:</p> <p>1. Inheritance and Gift Tax: intervals depending on relation of parties to each other and amount involved;</p> <p>2. Income tax: tax rate depends on the amount of income (progressive tax rate)</p> <p>3. Capital Gains Tax: calculated on the basis of capital gains derived from the transaction.</p>
Azerbaijan	—
Belarus	Land tax rates range in certain intervals as established by local authorities.
Belgium	Both
Bosnia and Herzegovina	Fixed
Bulgaria	
Croatia	
Cyprus	They range depending on the tax.
Czech Republic	
Denmark	Land tax to counties: Fixed Land tax to municipalities: Interval Property value tax: Fixed
Estonia	General tax rate is 0,5-2%, it is different on the agricultural land – 0,3 – 1,0%
Finland	Range
Former Yugoslav Republic of Macedonia	
France	See C1.
Georgia	Yes, for agricultural lands only. Land tax is also defined for non-agricultural land. The coefficient for non-agricultural land tax valuation could be verified once a year by local authorities.
Germany	Local tax taxed within certain limits by the local authorities
Greece	
Hungary	Tax rates are fixed (for example in case of inheritance, gift, purchase).
Iceland	<p>Assessment tax to the communities: For homes, farms and summerhouses it can range 0 - 0,75% but most usually it is 0,5 - 0,75%.</p> <p>For all other real estate the tax can range 0 -1,65% (most usually 1,1-1,65%).</p> <p>The net property tax to the state is:</p> <p>a) For persons: 1,2 % of net property over approx. \$ 45.000.</p> <p>b) All other: 1,2 % for all net property</p>

Ireland	
Israel	
Italy	The municipal tax (Ici) varies from a municipality to another. The other taxes are established by the State, on the ground of graduation of the general income.
Kazakhstan	
Kyrgyzstan	
Latvia	The Law "On Real Estate Tax" determines the following tax rates for real estate: ✓ Till December 31, 2001 - 1.5% from cadastral value of real estate; ✓ From January 1, 2002 - 1% from cadastral value of real estate.
Liechtenstein	
Lithuania	Fixed
Luxemburg	
Malta	Fixed
Moldova	
Monaco	
Netherlands	Interval: fixed rate (amount differs per municipality) for every 5000.- DFL in the value
Norway	Fixed
Poland	
Portugal	
Romania	
Russian Federation	Area of land plot is considered as the tax base in Russia now. In reformation of the land taxation principles in our country the land tax is to be calculated as a percentage of cadastral value of the land plot. Tax rates are expected to range within the interval of 0,1 and 2%, they will be established by municipalities.
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	The tax rates are stable.
Slovenia	There is a range in certain intervals.
Spain	The rate is fixed in property tax
Sweden	The tax rates are fixed.
Switzerland	Legislative (Parliament) can decide on changes anytime
Turkey	
Ukraine	
United Kingdom	UBR - fixed rate, set by central government CT - set by local councils and therefore varies between authorities and by each band
Uzbekistan	

C6. What is the difference between maximum and minimum tax rates?

Albania	
Armenia	The tax rate is fixed and the range varies from 0%-0,8% depending on the price.
Austria	
Azerbaijan	—
Belarus	In the same place intervals = 2
Belgium	The tax rates of the various taxes differ to much in order to be able to indicate the difference between maximum and minimum rates in general.
Bosnia and Herzegovina	—
Bulgaria	
Croatia	
Cyprus	As the tax base is either the values as at 1.1.1980 or as at the first general valuation (1909-1920), or in the case of transfer tax on sales, the base is the market value at the date of calculation of the tax, the rates vary significantly.
Czech Republic	
Denmark	Land tax to municipalities: 0.6-2.4%
Estonia	4 times
Finland	Varies according to local authorities decisions. Min & max are provided by law.
Former Yugoslav Republic of Macedonia	
France	See C1.
Georgia	Agricultural land tax value varies by the arable area, pastures and meadows. Meadow tax varies from 1,5-3 GEL per Ha., pasture tax - from 2-6 GEL per Ha., arable land tax- from 8-57 GEL per Ha., Non-agricultural land maximum and minimum tax rates are not defined.
Germany	Generally the difference may reach from 100 % to about 350 %
Greece	
Hungary	from 2 % to 21 %
Iceland	See question # C 5.
Ireland	
Israel	
Italy	The municipal tax (Ici) is proportional and the percentage varies from 0,4 to 0,7 percent. The other taxes are progressive.
Kazakhstan	
Kyrgyzstan	
Latvia	The Law "On Real Estate Tax" doesn't provide minimal and maximal tax rate.
Liechtenstein	

Lithuania	Construction tax- 1% of the value, Land tax – 1,5% of the value The tax rate is adjusted by coefficients for different types of activities (agricultural, commercial, residential, etc.)
Luxemburg	
Malta	Not applicable
Moldova	
Monaco	
Netherlands	From 5 to 10 U\$ for each 1500 US value. Depends on the municipality.
Norway	—
Poland	
Portugal	
Romania	0.5%-1.0 %
Russian Federation	Current Russian legislation establishes the fixed tax rates by the type of land use. Draft Tax Code of the Russian Federation determines the tax rates within an interval - 0.1-2% from the cadastral value of land.
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	The rate is fixed
Slovenia	0,1 - 1,5% (Tax on property) 2% (Tax on transfer of real estate) 8 or 19% (VAT) 5 – 30% (Inheritance and gift tax) 30% (Capital gains tax)
Spain	The rate is fixed
Sweden	See answer on question number 5.
Switzerland	Transfer tax: up to 3 % of tax value; Capital gains tax: up to 70 % of the gain; Assessment tax: up to 2 ‰ of tax value; Fortune tax: up to 1 % of net wealth (Nettovermögen) Rental value of own property: 70 % of market rental value
Turkey	
Ukraine	
United Kingdom	UBR - fixed - therefore no range. CT - cannot say as not administered by the VOA
Uzbekistan	

C7. Who (what agency) establishes the tax rate on land (real estate) in your country?

Albania	
Armenia	The Law establishes the tax rates
Austria	All relevant laws are federal laws. 1. Real Estate Tax: the tax rate is laid down by the municipalities; the regions may provide for exemptions; 2. Real Estate Transfer Tax, Inheritance and Gift Tax, Value Added Tax, Income Tax and Capital Gains Tax: the tax rate is fixed by the federal legislator;
Azerbaijan	—
Belarus	Government
Belgium	Federal and regional taxes: the federal and regional legislators Local taxes: the town council
Bosnia and Herzegovina	Government
Bulgaria	
Croatia	
Cyprus	The law, or the government, or the local authority.
Czech Republic	
Denmark	Land tax to municipalities: The elected municipal board. Land tax to municipalities and property value tax: The Parliament.
Estonia	The tax rate is established by the local government council
Finland	Local authorities according to law and government rules.
Former Yugoslav Republic of Macedonia	
France	See C1.
Georgia	Parliament of Georgia, local authorities
Germany	The communities based on the results of the tax valuation
Greece	
Hungary	This is established by the Ministry of Finance in case of taxes listed in Item 1
Iceland	The communities decide themselves the tax rates on basis of Law no. 4/1995. Net property taxes to the state is governed by Law no. 75/1981 and levied by the state tax authorities.
Ireland	
Israel	
Italy	The Municipality establishes the rate of the local tax in the interval specified to the previous point.
Kazakhstan	
Kyrgyzstan	
Latvia	The tax rates of real estate is determined by the Law “On Real Estate tax” and no one of institutions has rights to change them
Liechtenstein	

Lithuania	The Parliament, the Government and municipalities. Certain environmental and fire protection installation, cultural, educational, charity and some other organisations are exempt from land taxes.
Luxemburg	
Malta	Parliament
Moldova	
Monaco	
Netherlands	Municipalities within limits set by the state
Norway	Tax directorate
Poland	
Portugal	
Romania	Local Councils
Russian Federation	After the new Tax Code becomes affective Local Municipal Councils will be establishing land and real property tax rates.
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	Government authorities through an Act.
Slovenia	The Ministry of Finance, except the charge for the use of building ground (municipality)
Spain	Local (city or town) governments in the case of property tax.
Sweden	The tax rates are decided by Parliament.
Switzerland	Parliament (Legislative)
Turkey	
Ukraine	
United Kingdom	UBR - central government sets CT – set by local councils
Uzbekistan	

C8. Does the law of your country establish any kind of exemptions and concessions from taxation of land (real estate)? (Please provide examples.)

Albania	
Armenia	<p>Pursuant to the legislation of the Republic of Armenia, there are several cases of exemptions and concession from taxation of land, real property, which are:</p> <p>The State preserves and budget reserves, national and forestry parks, botanical gardens and historical-cultural lands except of the land rendered on lease terms and for official use, in settlements – the state common use lands (squares, streets, crossings, passages, highways, parks, public gardens etc).</p> <p>From the land tax should be exempted on 50%:</p> <p>The agricultural and forestry scientific organisations, scientific - research institutes and training agencies, experimental, seed and planting, livestock breeding enterprises, stations and reference points confirmed by the Government of R.A. The community administration reserves the right to exempt from the land tax up to 5%.</p>
Austria	<p>1.Real Estate Tax: some institutions, like certain associations, churches, sports associations etc, are permanently exempted; in regional laws exemptions may be provided for residential building reasons.</p> <p>2.Real Estate Transfer Tax: lower tax rate if parties are closely related; exemption of transactions which are subject to the Inheritance and Gift Tax.</p> <p>3.Inheritance and Gift Tax: lower tax rate if parties are closely related</p> <p>4.Value Added Tax: No VAT for private real estate transfer;</p> <p>5.Income Tax: Certain income is tax exempted (e.g., certain state benefits).</p> <p>6.Capital Gains Tax: tax has to be paid if real estate is bought and sold within a certain period (10 years); concession in case of private real estate: 2 years;</p>
Azerbaijan	—
Belarus	Yes. For a example, for some groups of population or for some investors (by President Order)
Belgium	<p>Yes</p> <p>People with children; disabled people, real property used for non-profit activities (schools, hospitals, retirement homes, churches etc...) or in the public interest, real property without a current rental value (For ex. a house completely or partially destroyed by fire).</p>
Bosnia and Herzegovina	No
Bulgaria	
Croatia	
Cyprus	Yes, for example cemeteries, public buildings of worship, hospitals, schools, and government owned property, preserved buildings, charitable properties, land and real estate owned and used by the consulate of any foreign government or the consular.
Czech Republic	

Denmark	Exemptions: Churches and cemeteries. Squares, street and parks. Railroad, harbours and airports. Embassies. Schools, hospitals, libraries, museums, social institutions.
Estonia	Yes, for example: <ul style="list-style-type: none"> - land where: economic activities are prohibited by law - land under places of worship of churches and congregations; - cemeteries; - municipal land under the jurisdictions of local government.
Finland	Non-profit organisations Forest and farm land (sites excluded) Real estates owned by municipalities, etc.
Former Yugoslav Republic of Macedonia	
France	See C1.
Georgia	Over 20 tax exemptions are anticipated. e.g. budgetary organisations are exempt from land taxes. Ownership is exempt from land tax, if soil fertility layer is damaged partially until harvesting. Newly developed land plots are exempt from land tax within 5 years from outset of development.
Germany	Exemptions e.g. for land without productivity, any kind of streets
Greece	
Hungary	Agricultural and forestry real properties are exempt from land tax, and real properties used for housing purposes are tax-free.
Iceland	1. Roads, streets, squares etc. 2. Public parks. 3. Structures for electric power production and distribution except for powerhouses and transformer station houses. 4. Water and sewerage systems. 5. Airports (except buildings.). 6. Cemeteries. 7. Lighthouses.
Ireland	
Israel	
Italy	Recently the taxation on the natural persons (IRPEF) for the house of usual residence has been eliminated in Italy, while for the municipal tax (ICI) are planned abatements of the tax through deductions and reduced rates. Exceptionally for calamitous events, the State and the Regions can establish exemptions.
Kazakhstan	
Kyrgyzstan	

Latvia	<p>The Law "On Real Estate Tax" provides:</p> <ul style="list-style-type: none"> ✓ Discount of real estate tax 50% for politically repressed persons in the whole state; ✓ Discount for some real estate tax payer categories 90%; 70%; 50% or 25% , which local authorities can apply independently; <p>For real estates registered in special economic zones discount of property tax is 80%</p>
Liechtenstein	
Lithuania	<p>Yes, to taxation authorities or State Tax Inspectorate, or appeal against the decision in court.</p> <p>In written form</p>
Luxemburg	
Malta	<p>Yes.</p> <p>As specified in the following examples which are not exhaustive.</p> <ul style="list-style-type: none"> ✓ The value of the usufruct bequeathed in a will to the deceased person's surviving spouse; ✓ The first Lm10,000 of the value attributed to the deceased own residence. ✓ Partition of immovable property deriving from a transmission "Causa mortis". ✓ The assignment of immovable property between spouses consequent to a consensual or judicial separation between the spouses or the dissolution of the community of acquits. ✓ Transfer of immovable property from one company to another company forming part of the same group of companies.
Moldova	
Monaco	
Netherlands	No
Norway	No
Poland	
Portugal	
Romania	<p>The agricultural land is suspended from the taxation; idem for the buildings from point 3.</p>
Russian Federation	<p>Under the RF Law «Regarding payments for land», the 23 categories of taxpayers are relieved from paying land taxes; the following are examples of such ones:</p> <ol style="list-style-type: none"> 1) protected areas, national and arboretum parks, botanical gardens; 2) enterprises and individuals keeping traditional trades in their places of residence and economic activity (of small-sized peoples and ethnic groups), as well as folk trades in places where they have been lived for ages; 3) scientific institutions, experimental, trial and educational-experimental entities of scientific-research institutions and educational institutions of agriculture and forestry – for land plots that are directly used for scientific and educational purposes, as well as for the trials of crops and forest cultures; 4) institutions of culture, education, health, sports-health complexes funding from state budget or at the expense of trade unions' funds, as well as state environmental, and memorial and culture items protection authorities; 5) enterprises, institutions, organisations and individuals received damaged or low-productive lands for agricultural needs, as shown by cadastre estimates;

Russian Federation	<p>6) enterprises, institutions, organisations and individuals having land plots that are at the stage of agricultural development;</p> <p>7) common-use land in populated areas.</p> <p>The Law also provides the taxpayers who may be granted tax-relief periods. For example, individuals first incorporating as a farm the tax-relief periods last for 5 years from the time they receive land plots. Enterprises, institutions, organisations and individuals received damaged land plots (requiring re-cultivation) for agricultural needs are relieved from paying land tax for the first 10 years of use or for the purpose of the production of peat used to improve the fertility of soils. Under law of the Russian Federation, legislative (representation) authorities of the entity of the Russian Federation have the right to put extra land tax privileges within the amount of tax land, which is at disposal of an entity of the Russian Federation.</p>
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	No
Slovenia	<p>Tax on property:</p> <ul style="list-style-type: none"> - buildings of less than 160 m² - buildings used for agricultural purposes - cultural or historical monuments - for taxpayer with more than 3 family members, who live with him in his own house <p>Charge for the use of building ground:</p> <ul style="list-style-type: none"> - land and building used by army, church and foreign embassy - for new buildings or apartments-temporary exempt for 5 years <p>Tax on transfer of immovable property:</p> <ul style="list-style-type: none"> - transfers to diplomatic and consular missions, if reciprocity is valid - transfers of agricultural land within the agrarian bond operations <p>VAT:</p> <ul style="list-style-type: none"> - transfer of residential real estate (8%); all other transfers are taxed by 19% <p>Inheritance and gift tax:</p> <ul style="list-style-type: none"> - taxable persons in Class I - farmers on farm land - taxable persons who inherit a house or apartment, which is only their apartment or house and have lived in the same household as the decedent
Spain	Yes, property belonging to the public authorities
Sweden	In the law is stated what types of properties are exempted from property tax. For example schools, hospitals, embassies, museums and churches are exempted from tax.
Switzerland	Yes, e.g. real estate owned by the public and by churches
Turkey	
Ukraine	
United Kingdom	<p>UBR - there are both mandatory and discretionary relieves given by local councils, principally for hardship cases and charitable organisations</p> <p>CT - assistance in respect of payment may be given on a means tested basis to low-income occupiers. There is a discount given to single occupiers.</p>
Uzbekistan	

C9. Can taxpayers appeal against the amount of land tax (real estate tax)? If yes, where and how?

Albania	
Armenia	Taxpayers can appeal against the amount of land tax to the Ministry of State Revenues or to the court as per the specified in the legislation order.
Austria	Appeal (<i>Berufung</i>) is possible against each individual decision of the tax authorities of first instance within one month, further against the tax authorities of second instance, Thereafter a complaint to the to the Constitutional Court or the Administrative Court is possible.
Azerbaijan	—
Belarus	No
Belgium	Yes 1) Administrative appeal: Tax administration 2) Judicial appeal: Courts
Bosnia and Herzegovina	Yes Tax office
Bulgaria	
Croatia	
Cyprus	No, not against the rate of the tax but only against the value of the property on which the tax is levied
Czech Republic	
Denmark	No. But he can appeal the valuation.
Estonia	Generally no. Yes, is there is an error in calculations. The only way is to appeal against taxable value.
Finland	Yes. In local tax authority and further in administration court.
Former Yugoslav Republic of Macedonia	
France	See C1.
Georgia	Can be applied to the Court or Tax authorities.
Germany	Yes, tax authorities and financial courts
Greece	
Hungary	—
Iceland	Yes, to the committee described in question # B 8.
Ireland	
Israel	
Italy	See first part question sect. B8
Kazakhstan	
Kyrgyzstan	
Latvia	<p>Tax payers use rights, which is provided in the Law and they appeal tax accounts corresponding to the following procedure:</p> <ul style="list-style-type: none"> ✓ By handing in the corresponding request for revise of taxation to the corresponding Service of the local authority, which carries out the tax administration functions; ✓ If the submitter is not satisfied with the decision made by local authority service, which carries out the tax administration, then this decision can be appealed to the Head of the Council of local authority; ✓ If the Head of the Council doesn't satisfy the submitter, the case can be handed in for consideration in the State Revenue Service or Court.

Liechtenstein	
Lithuania	Yes. Taxpayers can apply to Taxation Authority or court.
Luxemburg	
Malta	Yes. Objection stage. Appeal before the Board of Special Commissioners.
Moldova	
Monaco	
Netherlands	Basically not; the tax rate is fixed in the Municipal Council (democratic decision). Appeals are therefore not against the amount of tax, but against the valuation.
Norway	Yes, to the local tax authorities
Poland	
Portugal	
Romania	Yes, taxpayers can complain at Local Council or Financial Court.
Russian Federation	After receiving a notice to pay the tax, the taxpayer has the right to require that the results of appraisal of his land plot be examined. Under Section 8 of the Federal Law "Regarding appraising activity" a dispute on the matter of true value of taxable real property (land plot) is to be submitted for settlement to Court, Arbitration, or third-party court by consent of the parties in dispute in accordance with the procedure established by Law of the Russian Federation. In Russia, there has been almost no experience of appeal proceedings in part of land tax amount because land tax was determined on the basis of fixed normative values and an area of a land plot. However the use of cadastral value to be determined for each land plot separately as a tax base may evoke unfavourable criticism in taxpayers.
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	No
Slovenia	The appeal is put in 15 days from the hand of the written order. The appeal not retains the execution of the written order of assessment of taxes.
Spain	Yes, with the Administration first and then with the courts of justice.
Sweden	The taxpayers can appeal against the amount of tax, but as this is just a calculation exercise using the already established assessed value such appeals are not very common. It is far more common to appeal against the decision on the assessed value.
Switzerland	Yes
Turkey	
Ukraine	
United Kingdom	There is no appeal against the amount of tax, only the valuation or banding of the property
Uzbekistan	

C10. Is there a system that monitors collection of tax revenue? If yes, how is it operated?

Albania	
Armenia	The Ministry of State Revenues monitors the tax collection
Austria	Tax collection is monitored afterwards, i.e. through the possibility to appeal against the decision of the tax authority.
Azerbaijan	—
Belarus	No
Belgium	The Court of Audit checks and closes the accounts of the public accounting officers, i.e. the representatives of the executive power in charge of the collection and/or payment of the public funds.
Bosnia and Herzegovina	Yes Tax office
Bulgaria	
Croatia	
Cyprus	All the authorities responsible for the collection of taxes have their own monitoring system.
Czech Republic	
Denmark	Yes. The municipalities monitor their collection.
Estonia	Payment of land tax is supervised by the Tax Board
Finland	National Board of Taxation is monitoring and some municipalities as well.
Former Yugoslav Republic of Macedonia	
France	See C1.
Georgia	There's an inventory of taxpayers and due taxes. The control is exercised based on tax authorities accounts and comparison of local tax inventories approved by local authorities.
Germany	Yes
Greece	
Hungary	Payment of transfer duty is controlled by the Duty Offices, payment of personal income tax is controlled by the financial tax authorities and such offices and authorities arrange for the collection of tax.
Iceland	All taxation is governed by law. The Ministry for Community Affairs monitors the tax collection of the communities. Net property tax is administered by the state tax authorities.
Ireland	
Israel	
Italy	The control of the tributary yield is performed, for the entrances of the State, by the Agency of the entrances (of Ministry of Finances), and for the entrances of the Municipalities, by the Municipalities themselves.
Kazakhstan	
Kyrgyzstan	

Latvia	The State Revenue Service controls implementing of norms of real estate tax law including tax collection is under the State Revenue Service. This Service independently and at the same time performs corresponding audits in places.
Liechtenstein	
Lithuania	Yes. The State Tax Inspectorate monitors levying of taxes and provides data to the Ministry of Finances.
Luxemburg	
Malta	Yes, Tax Compliance Unit is being launched
Moldova	
Monaco	
Netherlands	Supervision by “Waaderinskamer” (State body independent)
Norway	Yes, local tax authorities
Poland	
Portugal	
Romania	Yes, the fiscal sheet (ROL) monitors the physical persons, juridical persons by balance sheet.
Russian Federation	Two kind of institutions are involved in tax collection process: land committees and tax authorities. Land committees are responsible for issue and delivery of valuation notice, study of complaints on valuation, examination of valuation results, appeal process. Writing out and delivery of payment notices to taxpayers, controlling if the tax calculated by legal persons is correct, monitoring for tax payments (payment confirmation, banks), work with those who did not fulfil the tax liabilities are in tax authorities sphere.
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	Collecting of taxes provides the tax administrator.
Slovenia	The Tax Control is made by the Tax Authority (Tax Inspectors) with inspection of tax declarations, tax accounts and tax payments.
Spain	Yes
Sweden	The property tax collection (as well as capital gains tax collection) is done as part of the ordinary income tax collection system. This system is very efficient.
Switzerland	There are the 3 administrative levels: Confederation, Cantons, Municipalities
Turkey	
Ukraine	
United Kingdom	Local councils collect tax, so they monitor the amount collected. The UBR is passed to central government (the Treasury) - so it is monitored here too.
Uzbekistan	

C11. How are tax revenues distributed among budgets of different administrative levels? Are there any established split proportions (shares)?

Albania	
Armenia	The tax revenues for the real properties located in the Community should go to the Community budget and for the real properties outside of the administrative territory of the communities, the tax revenues should go the state budget
Austria	Depending on which authority (federal, regional, local) is involved in the law making process revenues from those taxes are considered part of its income. If federal and regional authorities are commonly involved in the law making procedure, they will have to “share” the income derived there from according to special provisions and procedures laid down by law.
Azerbaijan	—
Belarus	Land tax and Immovable Property tax are distributing to local budgets.
Belgium	Tax revenues are distributed among the different departements according to their necessities and the priorities fixed by the government and approved by parliament.
Bosnia and Herzegovina	Yes
Bulgaria	
Croatia	
Cyprus	Some taxes, which are received by the local authorities, remain with the local authorities, whereas the taxes received by the government remain with the government.
Czech Republic	
Denmark	All the recurrent property taxes are taxes to municipalities and countries according to the tax rates.
Estonia	Land tax is played to the local government budget.
Finland	100 % of real estate tax goes to the municipalities. Other taxes to the state.
Former Yugoslav Republic of Macedonia	
France	See C1.
Georgia	Under the budget law.
Germany	Land taxes are completely given to the communities, transfer and capital gains taxes are given to the state
Greece	
Hungary	
Iceland	The communities collect themselves the direct real estate taxes. The state collects the net property tax, the heritage tax and stamp duties.
Ireland	
Israel	
Italy	The municipal tax (ICI) belongs to the Municipality. The other taxes belong to the State that handles to distribute the relative yield partly to the local administrations.

Kazakhstan	
Kyrgyzstan	
Latvia	In Latvia real estate tax is a tax of local authorities, income from them enter in budgets of local authorities, it makes in state in average 10% from total income of local authorities.
Liechtenstein	
Lithuania	The levied taxes are left for municipalities and included into their budgets.
Luxemburg	
Malta	—
Moldova	
Monaco	
Netherlands	Tax revenues from the land tax are for the municipality (2000: 2.2 billion \$). The value is used also for levying state tax on rental value as part of the income tax (2000: 1.8 billion \$). The value is also used by Waterboards (in charge of the water management) (2000: 0.2 billion \$)
Norway	Yes, between the state and municipalities
Poland	
Portugal	
Romania	The tax revenues are gathered and kept by Local Councils.
Russian Federation	<ul style="list-style-type: none"> • The payments for land are transferred to the corresponding budget accounts: • of local authorities of urban settlements - for land within the border of urban settlements and other lands given to their jurisdiction; • of local authorities of rural settlements - for land within the border of rural settlements and other lands given to their jurisdiction; • of rayon (municipal) authorities - for lands that are within the borders of municipality, excepting lands given to local authorities of rural settlements, cities and other urban settlement authorities. <p>A portion of funds gained from collecting the land tax for agricultural land, which are transferred to the federal budget, is specified by the Law of the Russian Federation «Regarding payments for land». Depending on the region it ranges from 0% (for low-yield areas) to 50% of the land tax on agricultural areas.</p> <p>A portion of funds gained from collecting the land tax for agricultural areas, which are transferred to budget account of the entities of the Russian Federation, is specified by legislative (representative) authorities of the entity of the Russian Federation with the account for deductions to the federal budget. Not more than 10% of the land tax amount of the administrative area is transferred for centralized measures performed by the entities of the Russian Federation.</p>

Russian Federation	A portion of funds transferred to the budget account of the Russian Federation from total proceeds gained from collecting the land tax for the land of urban settlements for financing the centralized measures provided by the Law «Regarding payments for land» is fixed yearly in the Law on Federal Budget. For example, in 1995 this portion was 20%; in 1996-2000 it was 30% of the amount of land tax on urban lands.
Tajikistan	
Turkmenistan	
San Marino	
Slovak Republic	According to the state budget regulations.
Slovenia	All mentioned taxes except VAT are local revenues. Capital gains tax is divided between state (65%) and local community (35%).
Spain	Earnings on immovable property fall under city governments' responsibility
Sweden	Almost all taxes on real property, including the real property tax, are national (state) taxes in Sweden.
Switzerland	transfer tax: Canton, Municipality; capital gains tax: Canton, Municipality; assessment tax: normally Municipality; fortune tax: Canton, Municipality; rental value of own apartment: Confederation, Canton, Municipality
Turkey	
Ukraine	
United Kingdom	UBR is distributed to local councils by a complex formula. Local councils decide how to spend income in respect of the services they need to provide to the local community.
Uzbekistan	

Annex 2. Survey on Land (Real Estate) Mass Valuation System for Taxation Purposes

UNITED NATIONS ECONOMIC COMMISSION FOR EUROPE
Committee on Human Settlements

Working Party on Land Administration

SURVEY on land (real estate) mass valuation system for taxation purposes

Introduction

At its first session in November 1999 the United Nations Economic Commission for Europe (UN ECE) Working Party on Land Administration (former name MOLA), agreed to implement a survey on real estate mass valuation system for taxation purposes. At its meeting in September, 2000 in Madrid, Spain the Bureau of the UN ECE Working Party on Land Administration has appointed the delegation of the Russian Federation represented by the Federal Land Cadastre Service of Russia as responsible for the collection, processing and analysis of data. National Land Survey of Sweden (Landmateriet) has assisted the Federal Land Cadastre Service of Russia in preparation of this study.

The objective of the study is to achieve a better understanding of the present situation with mass valuation of land (real estate) for taxation purposes in countries of the UN ECE region. The term "land" is defined not just as the surface of the earth but includes the buildings on the land and the structures beneath the surface. It should be reflected in your answers if the valuation of land as surface of the earth is done in your country separately from buildings and structures on and beneath the land surface.

The findings of the research are expected to provide government and local administrators as well as representatives of real estate valuation community with summarized data on what legal and practical approaches are used in the ECE region to perform mass valuation of real estate for taxation purposes. The study also attempts to find out for what other purposes the mass valuation is used for.

This survey is based on a simple questionnaire, which seeks answers to questions classified under three main headings:

- (d) Organizational and legal aspects of mass real estate valuation system for tax purposes
- (e) Methodical aspects of real estate valuation system
- (f) Real estate tax system

The structure of the questionnaire invites replies for the three main headings to each of the questions indicated. Additional space has been incorporated on each page of the questionnaire to enable any more detailed and additional comments. It would be very helpful if a brief explanation could be given in the space available to amplify or explain any answers.

On behalf of the UN ECE Working Party you are kindly asked to arrange for this questionnaire to be completed and sent **by 31 January, 2001 as latest**. If you are not the right person or organization to complete the questionnaire we would be most grateful if you could pass it on to relevant authorities in your country together with this letter and let the Russian delegation know their name and address.

To facilitate in processing of the data it is preferable if your answers are sent to Mr. A. Overchuk at the address indicated below by E-mail as well as in hard copy. The electronic version of the questionnaire can be sent out to you upon request. If you have any queries please do not hesitate to contact Mr. A. Overchuk.

Alexey L. Overchuk Deputy Chief Federal Land Cadastre Service of Russia
Miasnickaya Street, 39-1, 103450 Moscow, Russian Federation
Tel: (7-095) 207-9627 Fax: (7-095) 207-2695
E-mail: alo@fccland.ru www.goscomzem.ru

RESEARCH (QUESTIONNAIRE)

Land (real estate) mass valuation system for tax purposes

Section A. Organizational and legal aspects of the mass land (real estate) valuation system for tax purposes

Questions	Answers
1. Do you have a system of mass land (real estate) valuation for tax purposes in your country?	
2. Please provide the name and the address of the organization responsible for mass land valuation for tax purposes in your country.	
3. What is the title of this System? (Please briefly describe how does this system represent itself.)	
4. When was the mass valuation system established?	
5. What is(are) the object(s) of mass valuation? (Please indicate existing classification of objects in mass land (real estate) valuation system.)	
6. What is the governing legislation regulating mass land (real estate) valuation in your country?	
7. Who are the main participants in mass land (real estate) valuation process? (Please indicate a title of department(s) and (or) organisations and their basic functions in this process.)	
8. What are the sources for financing the functioning of mass land (real estate) valuation system for tax purposes?	
9. How are changes affecting the property values (new buildings, development of infrastructure, changes in area of property, etc.) dealt with?	
10. How frequently do general revaluations of land (real estate) occur in your country? If the valuation cycle varies in real estate classes, indicate valuation cycles for each class of land (real estate).	
11. Is there a system of indexation affecting property value between regular revaluations?	
12. Are individual valuations used to improve mass valuation accuracy?	
13. Is there a special database, where the valuation information is accumulated? (Please indicate the name of an organisation, which is acting as the holder of such data bank.)	
14. What information systems is the system of mass land (real estate) valuation connected with? How is this interaction implemented?	
15. Is valuation data open to public?	
16. Are there other applications of mass valuation for taxation purposes that exist in your country?	

Section B. Methodical aspects of the land (real estate) valuation system.

Questions	Answers
1. What approaches (models) are used in land (real estate) valuation process in your country and how they are applied to different classes of real estate?	
2. Who develops techniques for mass valuation and who (what department) adopts these techniques? (Please provide relevant addresses.)	
3. How are mass valuation techniques implemented and by who?	
4. What kind of encumbrances of rights (for example, easements) are not taken into account in mass valuation? If any, please describe?	
5. Is there a possibility to retreat from the authorised techniques (estimated models) of mass valuation? If yes, list cases of possible retreat.	
6. To what extent do the official statistics correspond to actual situation (actual market value)? (If the official statistics mirror an actual market value, how was it achieved? (If it is not so, what are the reasons?))	
7. What information about an object is used in mass valuation process? (Please list information sources.)	
8. Is it possible to complain against an established value? (Please describe the procedures.)	

Section C. Land (real estate) tax system

Questions	Answers
1. What taxes (e.g. transfer tax, capital gains tax, assessment tax on real estate are levied in your country? (Direct or indirect.)	
2. Are land and other real estate taxed through a single common tax or separate taxes? (Please indicate what proportions relate to land and real estate in case when the tax is single.)	
3. Please identify what categories (types) of the real estate are subject to taxation (e.g. agricultural, commercial, industrial, residential, multy-storey apartment, single family housing, etc.)?	
4. What constitutes the tax base (type of land (real estate) value)?	
5. Are tax rates in your country fixed or range in certain intervals?	

6. What is the difference between maximum and minimum tax rates?	
7. Who (what agency) establishes the tax rate on land (real estate) in your country?	
8. Does the law of your country establish any kind of exemptions and concessions from taxation of land (real estate)? (Please provide examples.)	
9. Can taxpayers appeal against the amount of land tax (real estate tax)? If yes, where and how?	
10. Is there a system that monitors collection of tax revenue? If yes, how is it operated?	
11. How are tax revenues distributed among budgets of different administrative levels? Are there any established split proportions (shares)?	

Annex 3. List of Correspondents

<p>Albania</p>	<p>Hayk Sahakyan Chief of Department The State Committee of the Real Property Cadastre of the Government of Armenia 7 Arshakunyats Street Armenia</p> <p>Phone: + 374-2-58 53 18 Fax: +374-2-52-65-62 Email: unicad@aminco.com</p>
<p>Mag. Ninel Jasmine Sadjadi, Project Manager Research Center of Legal Competence (CLC) Wohllebengasse 6, 1040 Vienna Austria</p> <p>Tel: (+43 1) 503-73-35 Fax: (+43 1) 503-73-36 Email: sadjadi@clc.or.at</p>	<p>Amin Ismayilov Director Center for Land Cadastre and Geoinformatics State Land Committee of the Republic of Azerbaijan Azerbaijan</p> <p>Email: amin@azdata.net</p>
<p>Sergey A. Shavrov Director General National Cadastre Agency 15, Smolenskaya Street P.O. Box 127 220088 Minsk-88 Belarus</p> <p>Phone: +375-17-285-39-26 Fax: + 375-17-285-25-73 Email: shavrov@nla.belpak.minsk.by</p>	<p>José Van Hemelrijck Ministerie van Financiën Administratie van het kadaster, de registratie en de domeinen R.A.C./Financietoren – bus 58 Kruidtuinlaan 50 1010 Brussel Belgium</p> <p>Phone: (02) 210-35.98 Fax: (02) 210-35.94 Email: josé.vanhemelrijck@minfin.fed.be</p>
<p>Ivan Lesko, dipl.ing.geod. Director Federal Geodesy and Property Judicial Office ul. Reisa Dž. Čauševića br. 6 Bosnia and Herzegovina</p> <p>Phone/fax: 471-469 Phone.:264-450 E-mail: fgu@bih.net.ba</p>	<p>Bulgaria</p>
<p>Croatia</p>	<p>Mrs. E. G. Savvides For Director Ministry of Interior Department of Lands and Surveys D.L.S. 292/64 Cyprus</p> <p>Phone: 804830 Fax: 766056 Email: dshqr@cytanet.com.cy</p>

<p>Czech Republic</p>	<p>Anders Müller Ministry of Taxation, Central Customs and Tax Administration Ostbanegade 123 DK-2100 Kobenhavn Denmark</p> <p>Phone: +45 3529 7300 Fax: + 45 3543 4720 Email: acm@tu22.ccta.dk Internet: www.toldskat.dk</p>
<p>Kavel Kangur Director General MAA_AMET (Estonian Land Board) Mustamae tee 51, PK/Box 1635, 10602 Tallinn Estonia</p> <p>Phone: 372-665-0600 Fax: 372 665 0604 Email:</p>	<p>Ritva Asplund National Land Survey of Finland Central Administration Opastinsilta 12 C PO Box 84, FIN-00521 Helsinki Finland</p> <p>Tel: +358 205 41 5002 Fax: +358 205 41 5009 Email: ritva.asplund@nls.fi</p>
<p>Former Yugoslav Republic of Macedonia</p>	<p>Stéphane GIL Expert Cadastre IGN France International 39 ter rue Gay Lussac 75005 PARIS France</p> <p>Tél. 01 42 34 56 78 Fax 01 42 34 56 51 Email: sgil@ignfi.fr Web www.ignfi.fr</p>
<p>Mr. K. Kvitsiani Georgian State Department of Land Management 15a Tamarashvili Str., Tbilisi Georgia 380077</p> <p>Tel.: 322 651 Fax: (995 32) 324 063 or 251 527 Email: degiasvili@lmp.org.ge</p>	<p>Friedrich Vogel Peter Creuzer LGN Podbielskistr. 331, D-30659 Hannover, Germany</p> <p>Tel: +49 511 64609 - 151 Fax: +49 511 64609 - 162 E-Mail: peter.creuzer@lgn.niedersachsen.de or : peter.creuzer@lgn-51.h.uunet.de or: friedrich.vogel@im.nrw.de</p>
<p>Greece</p>	<p>Gabor REMETÉY-FULOOPP (dr) Chief Counsellor Department of Lands and Mapping Ministry of Agriculture and Regional Development H-1860 Budapest 55 P.O.Box 1 Hungary</p> <p>Tel: +36 1 301 4052 Fax: +36 1 301 4691 E-mail: gabor.remetey@fvm.hu URL: www.fvm.hu</p>

<p>Magnus Olafsson Director of Property Valuation The Land Registry of Iceland (Fasteignamat ríkisins) Borgartun 21 IS-105 Reykjavík Iceland</p> <p>Tel (Direct line): +354 515 5325 Fax: +354 515 5310 E -mail: mo@fmr.is</p>	<p>Ireland</p>
<p>Israel</p>	<p>Antonio de Santis Scientific Advisor Agenzia del Territorio Largo Leopardi, 5 – 00185 Roma Italy</p> <p>Tel. + 39 06 4873571 Fax. + 39 06 4820153 E-mail: adesantis@finanze.it</p>
<p>Kazakhstan</p>	<p>Kyrgyzstan</p>
<p>Edvins Kapostins Surveyor State Land Service 11, Novembre Krastmala 31 Riga Latvia</p> <p>Phone: +371-722 18 59 Fax: +371-722 70 37 Email: edvins.kapostins@vzd.gov.lv</p>	<p>Liechtenstein</p>
<p>Bronislovas Mikuta State Land Cadastre and Register 18 V. Kudirkos, 2600 Vilnius Lithuania</p> <p>Phone : 370 2 688 229 Fax: 370 2 688 311 Email: mikuta@kada.lt</p>	<p>Luxemburg</p>
<p>Dr Sylvana Spiteri A/Director, Land Registrar Registru Ta' L-artijiet (Land Registry) " Casa Bolino" 116, Triq il-Punent, Valletta, CMR02 Malta</p> <p>Phone +356 239777 – 226372 Fax: 226374 (adm) - 249941 Email: sylvana.spiteri@magnet.mt</p>	<p>Moldova</p>

<p>Monaco</p>	<p>Paul Van Der Molen Director Land information and Geodesy Netherlands Cadastre and Public Register Agency P.O. Box 9046 7300 GH Apeldoorn Netherlands</p> <p>Phone 31-55-5285258 Fax 31-55-5285029 Email: paul.vandermolen@kadaster.nl</p>
<p>Helge Onsrud Senior Advisor Cadastre – Land Registration Statens Kartverk P.O. Box 8120 Dep N-0032 Oslo Norway</p> <p>Phone: +4722991036 Fax: +4722991011 Email: helge.onsrud@statkart.no</p>	<p>Poland</p>
<p>Portugal</p>	<p>Nelu Stefanescu Romania Email: oncgc@itcnet.ro</p>
<p>Ms Svetlana Bondarchuk Senior Expert, Cadastral Valuation Department Federal Land Cadastre Service of Russia Myasnitskaya Street, 39A Moscow 103450 Russian Federation</p> <p>Phone: (7-095)207-9906 Fax: (7-095) 207-2695 Email: alo@fccland.ru Internet: www.goscomzem.ru</p>	<p>Tajikistan</p>
<p>Turkmenistan</p>	<p>San Marino</p>
<p>Juraj Valis Land Surveyor Geodesy, Cartography and Cadastre Authority of the Slovak Republic Chlumeckeho, 4 SK 82662 Bratislava Slovak Republic</p> <p>Phone: +421-7-4333 5085 Fax: + 421-7-4329 2028 Email: valis@vugk.sk</p>	<p>Igor Bevc Republic of Slovenia, Ministry of Finance, Department for Taxes and Customs Slovenia</p> <p>Phone: (+386) 1 478 55 59 Fax: (+386) 1 478 57 21 E-mail: igor.bevc@mf-rs.si</p>

<p>Pilar García Goyeneche Land registrar Land Registry of Spain C/ Principe de Vergara, 72 1st 28006 Madrid Spain</p> <p>Phone: 91 411 21 28 Fax: 91 563 30 63 Email: blancap@corpme.es</p>	<p>Kjellson Bengt Director of Planning Lantmäteriet (National Land Survey of Sweden) SE-801 82 Gävle Sweden</p> <p>Phone: +46-26-63 3000 Fax: +46-26-61-1738 Email: Bengt.Kjellson@lm.se</p>
<p>Mr. D. Steudler Swiss Federal Directorate of Cadastral Surveying Eidg. Vermessungsdirektion Seftigenstrasse 264 CH-3084 Wabern Switzerland</p> <p>Tel. +41-31-963 2413 Fax +41-31-963 2297 Email Daniel.Steudler@LT.admin.ch</p>	<p>Turkey</p>
<p>Ukraine</p>	<p>Michael A. Johns CBE Chief Executive Valuation Office Agency New Court Carey Street London WC2A 2JE</p> <p>United Kingdom Tel. 020 7506 1904 FAX 020 7506 1990 Email: diane.c.addison@voa.gsi.gov.uk</p>
<p>United States</p>	<p>Uzbekistan</p>
<p>Yugoslavia</p>	

Annex 4. Key References

1. *The Appraisal of Real Estate.* – 11th edition. Appraisal Institute, Chicago, USA 1999.
2. Eckert, Josef K. Ph.D. *Property Appraisal and Assessment Administration.* The International Association of Assessing Officers. Chicago, USA
3. Friedmand, Jack P. / Ordway, Nicholas. *Income Property Appraisal and Analysis.* Prentice Hall, Englewood Cliffs, New Jersey. 1992
4. Muller, Anders. *Valuation.* <http://www1.worldbank.org/publicsector/tax/valuation.htm>
5. Youngman, Joan / Malme, Jane H. *An International Survey of Taxes on Land and Buildings.* Lincoln Institute of Land Policy, International Association of the Assessing Officers, OECD. Kluwer Law and Taxation Publishers. Deventer, The Netherlands. 1994.