

3% Real Estate tax - registration of foreign companies

The filing of the declaration for the 3% tax on the market value of properties held in France for 2021 ([formulaire n° 2746-SD](#)) will now have to be made electronically (and not by post as in previous years).

The electronic filing of this declaration requires those entities concerned to obtain a registration number in order for them to create an online professional space on the tax site and carry this out. The procedure has been made clearer for foreign companies:

REQUEST FOR THE REGISTRATION OF AN ENTITY (SIREN number):

1 The form EE0 should be sent together with the following supporting documents: copy of the Articles of Incorporation or Memorandum of Association (including a translation of the main elements into French), a copy of the registration certificate.

CREATION OF AN ONLINE PROFESSIONAL SPACE:

2 The request for the creation of this space should be made on the website impôts.gouv.fr using the SIREN number. An activation code will subsequently be sent by post and valid for 60 days.

In view of the period of time to obtain a company's registration and the creation of the professional space online, these procedures should be initiated as soon as possible by the entities concerned bearing in mind that the deadline for filing the declaration is 15 May 2021.

REMINDER: SCOPE OF APPLICATION OF THE 3% ANNUAL TAX ON REAL ESTATE:

The tax concerns all French and foreign entities that directly or indirectly hold one or more buildings in France. This tax at the rate of 3% is applied on the market value of property and real estate rights owned in France. Several exceptions limit its scope.

One of these exceptions allows certain entities to be exempted on condition that they file an annual declaration. This declaration more specifically provides information on the properties owned including their market value as at 1st January together with information on the shareholders or members of the entity.

Our team is at your disposal to assist you in these procedures and more generally, to advise you and review your reporting obligations in regard to this tax.

Our Team



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