



Legal News

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I. Law no. 81/2016, dated 25.07.2016 “On re-evaluation of immovable property”

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On 25.07.2016, the Albanian parliament passed the law no. 81/2016 “On re-evaluation of immovable property”. The law published with the Official Gazette no 146, dated 05.08.2016, will enter into force after 15 days from the publication date.

By means of the law, individuals and legal entities are granted with the possibility to re-evaluate (deadline 28.02.2017) with the market value their immovable properties.

The law stipulates that individuals can re-evaluate their immovable property either by independent licensed experts or by the local real estate registration offices. In case the act of re-evaluation is performed by the licensed expert, the same should be attached to the relevant re-evaluation application. Should the individual performs the re-evaluation process through real estate registration offices at the minimum fiscal prices in force, this fact should be expressed in the re-evaluation application form.

The applicable tax to individuals for the registration of the re-evaluation with the real estate registration offices is 2% of the taxable base.

With regard to legal entities, in case they have in their financial statements immovable properties with a



registered value smaller than the market value such entities may perform the re-evaluation through independent experts and register the accounting difference resulting from such revaluation in the financial statements of the year 2016. For such re-evaluation process, legal entities shall pay 3% of the difference

between the value of the re-evaluation and the accounting value.

The law provides that the Ministry of Justice and the Ministry of Finance shall issue a mutual instruction for its implementation.

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