

Real Estate reporting | Upcoming tax & legal deadlines | An eventful summer for property owners

Various real estate reporting deadlines are anticipated to expire within the following weeks, the majority of which has already been - officially or unofficially - extended. For ease of reference, we have listed such deadlines and reporting obligations by order of appearance in the below comprehensive table. It is thus high time for a holistic review of your real estate compliance status and targeted corrective actions, since future electronic state audit of the uniformity of real estate reporting in the various active platforms may result, in case of confirmed inconsistencies, in the imposition of taxes, municipal duties and penalties.

Reporting Deadlines			
Deadline	Type of reporting	Subject matter	Non- compliance impact
1 July 2020 for lessors 6 July 2020 for lessees <i>[Initial deadline was set for 22 June 2020 for lessors, 26 June 2020 for lessees]</i>	Covid-19 lease declarations	40% rental reductions as a result of the legislative acts on Covid-19 measures, for months March-June	Forfeiture of the relevant benefits introduced for real estate owners (see our Real Estate Newsletter 19 June 2020)
29 July 2020 <i>[Initial deadline was set for 30 June 2020]</i>	Income tax and real estate income (E2 form)	Greek sourced income including real estate income (e.g. rentals)	Late filing penalty and interest
End of July 2020 The system <i>usually</i> remains open until then for changes, when it will close for the 2020 ENFIA assessment <i>[Official deadline was set for 31 May 2020]</i>	E9 reporting	Changes in property rights that took place before 01 January 2020 (e.g. purchases, sales, donations etc.)	ENFIA assessment will not take into consideration unreported changes; inaccurate reporting may result in interest surcharges upon later filing
3 August 2020 for residents of Greece 1 October 2020 for residents abroad	Athens Cadastre	Review of preliminary posting of cadastral data for real estate rights within the Municipality of Athens	Untimely or lack of action before the Cadastre for any omissions/ corrections in the preliminary postings will possibly require judicial actions in order to amend such in the future

Reporting Deadlines			
Deadline	Type of reporting	Subject matter	Non- compliance impact
31 August 2020 Following a relevant proposal of the Ministry of Interior, expected to be voted shortly by the Greek Parliament <i>[Initial deadline was set for 31 March 2020 and then extended to 30 June 2020]</i>	Municipal taxes reporting (voluntary corrections)	Plots and buildings inaccurately reported to the Municipalities (for the calculation and imposition of municipal taxes)	Back taxes and penalties of 100% & 200% (depending on the type of municipality tax)
30 September 2020	Lease agreements' reporting	Lease agreements terminated before 12 June 2020, tacitly extended or whose rental has been modified & those which have not been reported with the leases' platform yet, concluded before 1 January 2014	For undeclared terminated leases the lease will be deemed to be still in force (see our Real Estate Newsletter 19 June 2020)
Deadlines vary depending on the municipality	Regional Cadastres under implementation	Reporting of real estate rights (e.g. ownership, usufruct, liens, etc.)	The impact of the failure to report depends on the stage of the cadastral posting of each regional Cadastre

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