

# Buying Real Estate in Italy

## as a Foreign Citizen

Foreign citizens can legally buy property in Italy, but all official transactions are conducted in Italian.

<p><b>1. Before You Start You Will Need</b></p> <ul style="list-style-type: none"> <li>• Valid passport / ID</li> <li>• Italian tax code (Codice Fiscale)</li> <li>• Proof of funds or mortgage approval</li> <li>• Budget for taxes, notary fees, agent fees, and translation</li> </ul> <p><b>Tip:</b> Obtain the <i>Codice Fiscale</i> through an Italian consulate or in Italy with the help of your interpreter or agent. Do this in advance.</p>	<p><b>2. Hire the Right Professionals</b></p> <ul style="list-style-type: none"> <li>• Notary – legally required, neutral public official</li> <li>• Sworn Interpreter</li> <li>• Licensed real estate agent, if not buying directly from the owner</li> <li>• Architect (recommended) for technical documentation assessment</li> </ul>
<p><b>3. Preliminary Contract (Optional but Common)</b></p> <ul style="list-style-type: none"> <li>• Called Contratto Preliminare / Compromesso</li> <li>• Typically includes a 10–30% deposit</li> <li>• Sets price, timeline, and conditions</li> <li>• Full translation before signing</li> <li>• Make sure all prices already include VAT, if applicable</li> </ul>	<p><b>4. Final Signing (Rogito)</b></p> <p><b>Sworn Interpreter</b></p> <ul style="list-style-type: none"> <li>• Translates the deed</li> <li>• Confirms that you understand everything</li> <li>• Signs the deed together with the parties</li> </ul> <p><b>Two Witnesses (legally required when an interpreter is used)</b></p> <ul style="list-style-type: none"> <li>• Must be adults</li> <li>• Legally competent</li> <li>• Both able to understand Italian, one of them must also understand English</li> <li>• Independent (not buyer, seller, or close relatives)</li> </ul> <p><b>Notary</b></p> <ul style="list-style-type: none"> <li>• Reads the deed in Italian</li> </ul>

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|  | <ul style="list-style-type: none"><li>• Ensures legal compliance</li><li>• Registers ownership in your name</li></ul> |
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### **Final Checklist (Bring to the Notary)**

- Passport / ID**
- Codice Fiscale**
- Proof of payment funds**
- Sworn interpreter confirmed**
- Two witnesses confirmed**
- Final deed reviewed and understood**
- Bank transfer details ready**

### **Optional: Power of Attorney**

- **You may appoint a lawyer or trusted person to sign on your behalf**
- **Useful if you cannot attend in person**
- **Must be notarized and properly translated and apostilled**

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