

Tax Short Cuts

Current tax information
for Austria by EY

Housing and Construction Campaign: debate in the Parliament

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On 14 March 2024, parts of the housing and construction campaign was passed by the Parliamentary Finance Committee. The planned measures shall not only boost the economy short-term and promote long-term investment in real estate, but also support the creation of affordable housing and address climate targets.

The federal states shall be enabled to take out additional loans to grant housing loans of EUR 500 million. This is intended to enable housing loans of up to EUR 200,000 and a term of at least 25 years with a maximum interest rate of 1.5% p.a. to be granted in 2024 and 2025.

Furthermore, tax incentives for ecological renovations, the abolition of the land register entry fee and lien entry fee for the purchase of homes up to EUR 500,000 for legal transactions concluded after 31 March 2024, as well as the extension of the housing umbrella and the repair bonus shall be introduced. The termination of real estate transfer tax for the first residential property is still not part of the tax measures.

The documents of the parliamentary debate can be accessed via the following link (German version only):
https://www.parlament.gv.at/aktuelles/pk/jahr_2024/pk0263

Further legislation remains to be seen.

MoF decree: Use of foreign forms for certificates of residence

Double taxation conventions

Austrian companies may be obliged to withhold tax at source on certain payments to foreign income recipients. For relief from withholding tax and also for refunds, generally, the forms issued by the Austrian Ministry of Finance (MoF) must be used. In relation to certain countries, the forms issued by foreign tax authorities are also accepted.

In a decree dated 29 February 2024 (2024-0.082.306), the MoF published an update of the list of all countries for which the use of foreign forms is as result of mutual agreement procedures and memorandums of consultation accepted. Portugal, Belgium and Greece are new additions.

The use of foreign forms for certificates of residence is accepted for the following countries:

Belgium, Chile, Greece, Mexico, Portugal, Spain, Thailand (additional confirmation from the competent regional Thai tax authority is required), Türkiye and USA.

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