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Table Summary of French Private Fixed Asset Regime Capital Gains Tax (CGT).

Below is a table summarising the outcome of the new French private fixed asset CGT rules, (In French: “Plus-values Régime Privé), which came into effect on 01/09/2013.

Table 1: French CGT rules for all sales realised from 01.09.2013 to 31/08/2014

Status of Tax Payer	Property Sale Price (SP)	Fiscal rep. required?	Tax due	Period of Ownership (N)	French Taper relief	Tax on Gains	
						France	UK
UK resident	SP<150,000	No	France & UK	N<22 yrs	Variable years 6-22	29.75% - 33.75%	10%-28% less I.R.
		No		22yrs<N<30yrs	100% for I.R. ¹ but not for P.S. ²	11.625%	paid
	SP>150,000	Yes	France & UK	N<22 yrs	Variable years 6-22	29.75% - 35.75%	10%-28% less I.R.
		No		22yrs<N<30yrs	100% for I.R. but not for P.S	11.625%	paid
French resident	SP<150,000	No	France only	N<22 yrs	Variable years 6-22	29.75% - 33.75%	0%
		No		22yrs<N<30yrs	100% for I.R. but not for P.S	11.625%	0%
	SP>150,000	No	France only	N<22 yrs	Variable years 6-22	29.75% - 35.75%	0%
		No		22yrs<N<30yrs	100% for I.R. but not for P.S	11.625%	0%
				N>30 years	100% all taxes	0%	0%

Please refer to the file “technical details” for a broad explanation of the taper relief, the tax rates, how these are applied and interact

¹ I.R = Impôt sur le Revenu including supplementary tax when relevant

² P s = Prélèvements Sociaux