

PROPERTY OWNERSHIP

Actual costs relating to private property

The following are in particular deductible

- ✓ repair and renovation costs, provided they do not increase the value of the building
- ✓ insurance premiums for the building (insurance against fire, water damage, glass breakage, insurance covering the civil liability assumed as owner, etc.) to the exclusion of all other insurance premiums concerning persons and movable property;
- ✓ administration and management costs for the rented property, such as postage, telephone, advertisements, printed matter, legal proceedings, fees for the manager, caretaker, etc;
- ✓ operating costs, such as periodic contributions for water supply (but not the cost of water consumption and contributions for connection to water pipes and water protection installations), periodic contributions for street lighting and cleaning, stairwell lighting costs, lift maintenance costs, municipal property tax, etc., insofar as the owner bears them;
- ✓ withdrawals from the PPE renovation fund to finance maintenance work.

Non deductible costs

- ✓ one-off contributions, to which the owner is subject, for roads, pavements, embankments, drains and pipes, taxes for connection to a new drain, water treatment, consumption of water, gas, electricity, etc. ;
- ✓ heating and hot water costs (fuel, electrical energy, burner maintenance, chimney sweeping, revision of tanks, etc.) as well as waste disposal costs (basic flat rate tax and quantity tax) are not deductible when the taxpayer occupies his own home. Only the taxpayer who is the landlord can claim these costs if they are included in the declared rent;
- ✓ legal protection insurance and insurance related to the construction of a building;
- ✓ payments made by the co-owners into the repair or renovation fund of multi-storey properties, when these allocations are only used to cover the maintenance costs of common facilities;
- ✓ work carried out by the owner himself. In the case of self-employed construction professionals, however, work carried out by the owner is deductible if it is included in the income and does not add value to the building;
- ✓ tool costs (Do-it-yourself tools, gardening tools);
- ✓ notary's fees, tax return preparation and tax advice;
- ✓ surveillance costs (alarm systems);
- ✓ reception fees, fees and subscriptions for TV, cable TV, radio, telephone, internet, etc.
- ✓ expenses incurred by the owner of a family home or villa for the maintenance or development of the exterior (vegetation, vegetable garden, planting, pruning, rock gardens, etc.) cannot be deducted when the resulting amenities have no influence on the rental value of the property (pergola, swimming pool, tennis court, other leisure facilities, ornamental installations and other similar expenses);
- ✓ sumptuary expenses: expenses incurred for luxurious fittings.