



Tapu ve Kadastro
Genel Müdürlüğü

**LAND REGISTRY AND CADASTRE
SERVIS LINE**

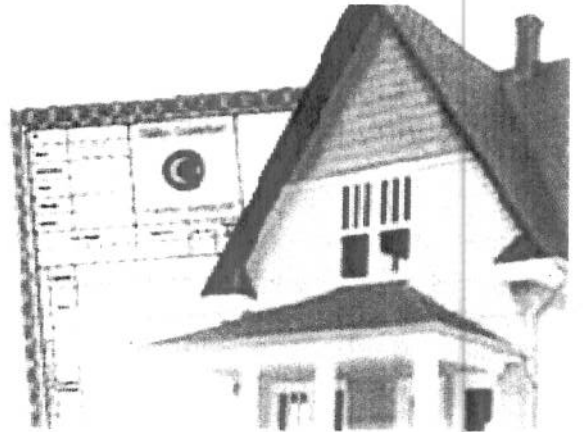
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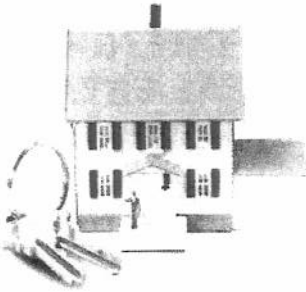
**HOW CAN FOREIGNERS
PURCHASE REAL ESTATE IN
TURKEY?**



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GENERAL DIRECTORATE OF LAND REGISTRY



With the reservation of reciprocity and compliance with legal restrictions, foreign real persons can acquire real estates for the purposes of using as residence or business aims in Turkey.

The legal framework: The Article 35 of land Registry Law 2644

Reciprocity: De jure and de facto circumstances are taken as basis in determination of reciprocity. In implementation of this principle, it's stipulated that the rights granted by a foreign country for real estate acquisition to its own citizens should also be granted to the citizens of the Republic of Turkey.

The total area of the real estate and limited real rights on real estates that a foreign real person can acquire all over the country is **25.000 square meters**.

Foreign real persons may acquire real estate and independent and continuous limited real rights **in rem up to ten per cent of the total area** of the lands falling under the land use or locality development plan in central provinces

APPLICATION METHOD AUTHORITY OF APPLICATION

The Land Registry Offices

How must you apply for to purchase real estate?

Persons who want to make a transaction in the land registry office, apply in person or through proxies (representatives) and if they have any legal representative (attorney, guardian, trustee and legal advisor) and declare to the director of land registry office what kind of transaction they want to make. They also submit the documents specified as necessary for the transaction.

Persons who apply in person must provide sworn translator with them if they do not know Turkish.



RY AND CADASTRE

Required Documents for Application

There is no difference between Turkish citizens and foreigners in terms of required documents for application.

- Title deed of the real estate if available, otherwise a document indicating the city block and parcel of the real estate or verbal statement of the owner.
- Identity card or passport of foreigner given by his/her own country and two photographs (in size 4,5x6 cm).

If the person applying for the purchase is a representative,

- a power of attorney of the representative,
- identity card with photograph
- photographs (in size 4,5x6 cm).

A power of attorney that is arranged in foreign countries;

If it has "Apostille", it doesn't need the certification of Turkish Consulate. Otherwise a power of attorney must be certificate by Turkish Consulate. (Also, Turkish translation of a power of attorney must be submitted.)

Transaction Coasts

The Land Registry Fee is paid by both the buyer and seller. According to the Law of Charges numbered 492, the fee is paid on the declared value and it can not be less than real estate value that is determined by municipality where the real estate is located. The Land Registry Fee and Floating Capital Fee are collected through a bank.



Transfer

It is free, through banks and private financial institutions, to transfer revenue and value of sales earned from real estate and limited real rights acquired by foreigners with or without Exchange of foreign currency.