

# KEY FIGURES 2026

## PERSONAL & ESTATE TAXATION

### 1 | NOT JUST ONE BUT SEVERAL TAX SYSTEMS IN SWITZERLAND

The (Swiss) Federal Constitution grants fiscal sovereignty to its cantons, with the exception of taxes that fall exclusively under federal jurisdiction. There are essentially three levels of taxation in Switzerland: a federal level, a cantonal level (26 cantons and 26 partially different systems) and a communal level.

The aim of this document is to define the main principles of taxation in the areas of real estate and estate planning, while highlighting the main differences between cantons.

### 1.1 | TRANSFER DUTY

**Transfer duty** is a cantonal tax, or communal in exceptional circumstances. It is an indirect tax which is levied on any real estate transfer against payment (transfer of property, but also creation of a distinct and permanent right, for example), calculated on the basis of the purchase price agreed for the transfer. This tax is in principle paid by the buyer, but it is sometimes shared between buyer and seller. In certain cantons, "purchase price" is a very broad concept which can notably include the price of a real estate project developed on the sold property by a service provider other than the seller, even after the transfer. The tax rate is generally fixed (proportional tax) and is **between 1% and 3.3% of the purchase price**.

#### Specific features:

- AG, SG, GR : Transfer duty is levied exclusively by the communes.
- FR, VD, VS : Communes can levy this duty in addition to those collected by the canton.
- ZH, UR, SZ, GL, ZG, SH, AG, TI : Strictly speaking, these cantons do not have any transfer duty but they collect administrative fees from the land register or registration fees on real estate transfers.
- AG, TI : These cantons have a mixed system with both transfer duty and administrative fees.
- OW, BL, AR : Half the duty is paid by each party.

## 1|2 TAX ON REAL ESTATE GAINS

Gains made on private real estate assets are generally exempt from tax at federal level. However, these gains are taxed in all cantons.

In half of the cantons, these gains are subject to a separate, exclusive special tax ("real estate gains tax"), which applies to gains made by both individuals and legal entities. It is therefore a so-called "one-tier" system.

A so called "two-tier" system is applied in the other cantons. In the two-tier system, real estate gains from business assets (except for agricultural and forestry property) are subject to income tax (respectively on profits for legal entities) rather than a tax on the separate real estate gain. In other words, only gains from real estate belonging to the private assets of natural persons are taxed separately by a special tax.

The amount of tax depends on the **added value actually realised** when transferring a property for consideration, taking into account the **period of ownership** of the asset. Thus, the longer a property has been owned, the lower the tax will be. Conversely, several cantons sanction short lengths of ownership by increasing the tax, on the grounds that these would be speculative investments.

A notable feature: for taxpayers that sell their main home at a profit, and **reinvest** the proceeds (including the profit) from the sale in a new main residence, taxation is deferred. This means that the tax will only be due if the new main residence is sold.

Specific features:

- OW, FR, BS, SH, GR, JU : The tax is levied by the cantons and the communes.
- ZH, ZG : The tax is levied only by the communes on the basis of cantonal tax law.

## 1|3 INHERITANCE AND GIFT TAX

Inheritance and gift tax has not been harmonised at federal level and is therefore left to the discretion of the cantons (in November 2025, the Swiss people rejected the idea of creating a federal tax on gifts and inheritances.). Reference should therefore be made to the various cantonal laws.

It is important to note that **spouses are exempt from gift and inheritance tax in all cantons. The same applies to direct descendants, except in the cantons of Appenzell Innerrhoden, Lucerne (where specific communal rules apply), Neuchâtel and Vaud** .

Apart from these exemptions, the tax rate for gifts and inheritance is progressive in most cantons. In addition to the value of the estate, another determining criterion for variations in the rate is the family relationship between the donor, i.e. the deceased, and the donee, i.e. the heir. Specifically, the tax rate will be the highest where there is no family relationship. As regards life partners, a spouse's children and foster children, the tax scales vary significantly from one canton to another, and are sometimes relatively favourable.

Moreover, most cantons apply a **tax-free allowance** (or tax deduction), which means that tax is only levied on the amount of the gift or inheritance above the tax-free amount. In other words, certain inheritances or gifts are not taxed if they are lower than the tax-free amount(s).

As regards the **inheritance and gifts of movable** assets, the canton in which the donor or deceased was domiciled is authorised to levy the tax (on the gift or the inheritance).

As regards the **inheritance and gifts of immovable** assets, the tax is due in the canton where the property which is the subject of the inheritance or gift is located. The tax is calculated on the basis of the tax value of the property (an abstract value, almost always much lower than the market value), and any debts encumbering the property can be deducted.

**Specific features<sup>1</sup> :**

- SZ : This canton does **not levy any inheritance and gift tax** .
- LU : Direct descendants are taxed on inheritance.
- AI, NE, VD : Direct descendants are taxed on gifts and inheritance.

## 114 USUFRUCT RESERVE AND CAPITALISED VALUE OF THE USUFRUCT

In the context of a gift, the donor may retain the usufruct of the donated property (this constitutes a charge). Likewise, in the context of an inheritance, the deceased may grant a servitude of usufruct to one person (e.g. the surviving spouse) and bare ownership to other people (e.g. descendants).

The usufruct must be capitalised to be taken into account for **inheritance and gift tax** . The usufruct is capitalised by multiplying the annual yield of the property encumbered by the usufruct by a factor that is dependent on the (statistical) life expectancy of the beneficiary of the usufruct. In Switzerland, this factor changes every year and may even differ depending on gender.

The capitalised value of the usufruct is imposed on the usufructuary (who may however be exempt, such as a surviving spouse) and deducted from the capital inherited or received as a gift by the bare owner. Conversely, there is no tax on the extinction of the usufruct.

## 115 LIFE INSURANCE

As regards the taxation of the payment of premiums, a distinction must be made between single-premium policies and those with periodic premiums<sup>2</sup> .

### a) Single-premium life insurance

Payment of the life insurance premium is subject to **stamp duty** at federal level. The duty is calculated on the amount of the insurance premium, up to 5% in principle. Single-premium and surrenderable life insurance policies are exceptions and are subject to only 2.5% duty. The tax obligation is, in principle, the Swiss insurer's responsibility, but the duty is in fact billed to the insured.

### b) Periodic premium life insurance

Periodic premium life insurance policies are exempt from stamp duty.

A second distinction must also be made regarding the conclusion of the policy, in what is known in Switzerland as pillar 3a or pillar 3b.

#### a) Pillar 3a life insurance

If the policy was taken out under pillar 3a ("restricted" pension plan), the insurance premiums are **deductible** from the income when paid, subject to a ceiling. Conversely, their capital return will trigger the withholding of **tax on capital benefits**, as opposed to their payment in the form of an annuity, which is fully subject to **income tax**.

#### b) Pillar 3b life insurance

If the policy was taken out under pillar 3b ("unrestricted" pension plan), life insurance policies eligible for redemption are subject to **wealth tax** at cantonal level, unlike life insurance policies that are not eligible for redemption. After the occurrence of the insured event, pillar 3b pensions paid to the insured are only partially taxed as income, up to 40%, at both cantonal and federal levels.

Life insurance policies may contain a clause providing for the reimbursement of unused premiums if the obligation to pay benefits ceases prematurely following the death of the annuitant. This obligation is called return of premiums. The return of premium clause has no tax repercussions as long as the end of the obligation to pay benefits is not certain, because the annuity will continue to be paid. 40% of the premiums returned (in the event of death) are taxed as income and the rest, i.e. 60%, is subject to **inheritance tax**. As from the following tax year, however, the paid-up capital will once again be subject to **wealth tax**.

<sup>1</sup> Summary table by canton .

<sup>2</sup> This page also contains a summary table of the most useful types.

## 2 | VAUD

### 2.1 | TRANSFER DUTY - VAUD

Applicable law: Loi cantonale concernant le droit de mutation sur les transferts immobiliers et l'impôt sur les successions et donations (LMSD) (Cantonal law regarding transfer duty on real estate transfers and inheritance and gift tax); Art. 2 et seq LMSD.

The tax is the responsibility of the purchaser, the holder of an easement or another restricted real right, and the transferee or renouncer of a right of emption.

Transfers by way of inheritance (including division of an estate) or dissolution of a matrimonial regime, as well as transfers between spouses, are not subject to transfer tax.

The cantonal rate is 2.2%.

Note: communes can also levy a transfer duty, so most of the time the overall rate goes up to 3.3%.

## 2|2 TAX ON REAL ESTATE GAINS - VAUD

Applicable law: Loi du 4 juillet 2000 sur les impôts directs cantonaux (LI) (Law on cantonal direct taxes of 4 July 2000); Art. 61 et seq LI.

The tax is the responsibility of the vendor of a property. In addition to the transfer of ownership, the following are considered as disposals: the transfer of a right of emption, participation as an intermediary in a real estate transaction, the transfer of shares in a real estate company, the creation of easements or their transfer (under certain conditions) and any act that has the effect of transferring to a third party the real and economic power of disposal of all or part of the property.

The cantonal rate is a tapering scale from a maximum of 30% for a period of ownership of one year to a minimum of 7% as from 24 years of ownership (12 years for a main residence).

## 2|3 INHERITANCE AND GIFT TAX - VAUD

Applicable law: Loi cantonale concernant le droit de mutation sur les transferts immobiliers et l'impôt sur les successions et donations (LMSD) (Cantonal law regarding transfer duty on real estate transfers and inheritance and gift tax); Art. 11 et seq LMSD

The tax is the responsibility of the donee or heir.

The surviving spouse is exempt from this tax.

Note: inheritances and gifts between direct lineal relatives are in principle not exempt.

Inheritance tax is levied in accordance with progressive scales and according to the degree of kinship and the amount inherited or received as a gift, calculated at market value on the day the inheritance or gift is opened.

The canton of Vaud is one of the last cantons not to grant exemption or preferential rates of inheritance and gift tax to cohabiting partners. The partner's children are treated less well than their own children, but in the same way as fathers and mothers.

Tax-free allowance for direct lineal descendants:

- Gift tax: tax-free allowance up to CHF 300,000 in the same year.
- Inheritance tax: tax-free allowance up to CHF 1,000,000 of the net amount of the share accruing to each line of descent of the first degree of kinship, where this share does not exceed CHF 1,001,000. If the share reaches CHF 1,001,000, the deduction is reduced by 1/100th per CHF 1,000 bracket starting at CHF 1,001,000.

Tax-free allowance for other beneficiaries:

- Gift tax: tax-free allowance up to CHF 10,000 in the same year.
- Inheritance tax: tax-free allowance up to CHF 10,000.

## Percentage rate depending on the amount received in CHF (examples)

Family relationship	100,000	500,000	1,000,000	1,500,000
Surviving spouse	0%	0%	0%	0%
Children, grandchildren and great-grandchildren	1.85%	2.86%	3.38%	3.50%
Descendant from a previous marriage of the surviving spouse, father and mother, grandfather and grandmother	4.06%	6.29%	7.43%	7.50%
Brother and sister, son-in-law and daughter-in-law	8.12%	12.50%	12.50%	12.50%
Uncle and aunt, nephew and niece	12.18%	16.50%	16.50%	16.50%
Great-uncle, great-nephew, first cousin, etc.	18.94%	20.00%	20.00%	20.00%
Other people	24.35%	25.00%	25.00%	25.00%

The amount of the cantonal inheritance and gift tax may be added to potential communal taxes which vary between communes.

- Between direct relatives in the ascending and descending line, communal gift or inheritance taxes (where they are levied, which is not always the case) will rarely exceed 50% of the amount of the cantonal inheritance and gift tax;
- Between collateral relatives, the amount of communal taxes will vary between 50% and 100% of the cantonal inheritance and gift tax;
- Between non-relatives, the communal taxes will largely correspond to the amount of the cantonal inheritance and gift tax.

### 3 | BERNE

#### 3|1 TRANSFER DUTY - BERNE

Applicable law: Loi cantonale concernant les impôts sur les mutations (LIMu) (Cantonal law on transfer taxes).

The tax is the responsibility of the purchaser, the beneficiary of a distinct and permanent right, the purchaser of shares in a real estate company and the transferor and purchaser of a right of emption.

The cantonal rate is 1.8%.

Acquisition by the spouse and the spouse's descendants and children in particular, acquisition by inheritance, by liquidation of the matrimonial property and by gift are exempt from tax.

Anyone intending to use the acquired property as their principal place of residence may apply for a deferment of taxation, and then tax exemption on the first CHF 800,000 of the purchase price after two years of uninterrupted residence.

## 3|2 TAX ON REAL ESTATE GAINS - BERNE

Applicable law: Loi cantonale sur les impôts (LI) (Cantonal law on taxes); Art. 126 et seq LI

The tax is the responsibility of the vendor of a property, of the person constituting or transferring a real right over a property or participating in a real estate gain as a co-heir.

The tax is deferred (giving rise to a significant latent tax liability) in the event of a transfer of property by gift, inheritance (including division of an estate and bequests) or anticipated inheritance.

If the person has been the owner for more than five years without interruption, the gross real estate gain is reduced by 2% per year of full ownership from acquisition, up to a maximum of 70%. Acquisitions giving rise to a tax deferral do not interrupt the period of ownership. Conversely, the tax is increased for short periods of ownership, ranging from 70% if the property has been owned for less than one year, to 10% for more than 4 years but less than 5 years.

The simple tax on real estate gains is calculated according to the following unit rates:

Unit rate as a percentage	Taxable gain in CHF
1.44%	for the first CHF 2,700
2.40%	for the next CHF 2,700
4.08%	for the next CHF 7,900
4.92%	for the next CHF 13,000
6.41%	for the next CHF 26,100
7.26%	for the next CHF 78,100
7.81%	for the next CHF 195,300
8.10%	for any further gains

The amount obtained in this way must then be multiplied by various proportional rates to be taxed at cantonal, communal and possibly even parish level (if the taxpayer is affiliated with one of the three main parishes: Reformed, Roman Catholic or Christian Catholic).

- The proportional rate for the canton of Berne is 3.025;
- Most communal proportional rates are between 1.5 and 2.2 (the lowest being 0.89, however);
- Parish rates vary according to the taxpayer's religion and commune of residence. The vast majority are between 0.1 and 0.5.

## 3|3 INHERITANCE AND GIFT TAX - BERNE

Applicable law: Loi cantonale concernant l'impôt sur les successions et donations (LISD) (Cantonal law on inheritance and gift tax)

The tax is the responsibility of the donee or heir.

Gifts and acquisition of wealth occurring due to the death of a spouse or in favour of descendants or the spouse's descendants are exempt from tax. Conversely, cohabitants are not exempt from inheritance and gift tax, though they benefit from a very favourable rate provided they have lived with the donor or the deceased for at least 10 years.

Tax-free allowance of up to CHF 12,000, every 5 years.

The tax rate is calculated by multiplying a percentage that is dependent on the value of the gift or the estate by a factor dependent on the degree of kinship between the deceased and the heir, respectively the donor and the donee.

Rate as a percentage	Acquisition of taxable wealth in CHF
1.00%	for the first CHF 110,600
1.25%	for the next CHF 110,600
1.50%	for the next CHF 110,600
1.75%	for the next CHF 110,600
2.00%	for the next CHF 110,600
2.25%	for the next CHF 110,600
2.50%	for the rest

The degree of kinship is calculated as follows:

Father, mother, brothers and sisters (full, consanguine and uterine), grandparents and cohabiting partners for at least 10 years	6 x
Nephews, nieces, sons-in-law and daughters-in-law, in-laws, uncles and a	11x
Other taxpayers	16x

## Example 1 :

→ Martine receives CHF 500,000 following the liquidation of her brother's estate. The inheritance tax will amount to CHF 41,970 (i.e. a relative rate of 8.39%).

Tax-free allowance CHF 12,000

CHF 110,600 x 1.00% x 6 = CHF 6,636

CHF 110,600 x 1.25% x 6 = CHF 8,295

CHF 110,600 x 1.50% x 6 = CHF 9,954

CHF 110,600 x 1.75% x 6 = CHF 11,613

CHF 45,600 x 2.00% x 6 = CHF 5,472

Total CHF 41,970

## Example 2 :

→ Jérôme receives a gift of CHF 225,000 from his partner with whom he has lived for 5 years. The gift tax will amount to CHF 38,176 (i.e. a relative rate of 16.97%).

Tax-free allowance CHF 12,000

CHF 110,600 x 1.00% x 16 = CHF 17,696

CHF 102,400 x 1.25% x 16 = CHF 20,480

Total CHF 38,176

## 4 | NEUCHÂTEL

### 4.1 TRANSFER DUTIE ("LODS") - NEUCHÂTEL

Applicable law: Loi concernant la perception de droits de mutation sur les transferts immobiliers (LDMI) (Law on the collection of transfer duties on real estate transfers)

Tax payable by the purchaser of a legal or economic property.

The normal cantonal rate is 3.3%.

The rate is 2.2% when the property is intended to be the purchaser's permanent main residence. This condition must be met for at least 2 years from the acquisition, failing which a tax adjustment will be made.

Acquisitions by inheritance (including by division of an estate), by dissolution of the matrimonial regime, transfers between spouses or between direct lineal relatives are not subject to transfer duty.

## 4|2 TAX ON REAL ESTATE GAINS - NEUCHÂTEL

Applicable law: Loi sur les contributions directes (LCDir) (Law on direct contributions)

The tax is the responsibility of the vendor of a property. The following are considered as disposals: deeds that have the same economic effects as a disposal on the power to dispose of the property (disposal of a right of emption), the creation of private law easements and the transfer of equity securities to the capital of a real estate company.

The tax is deferred (giving rise to a significant latent tax liability) in the event of a transfer of property by gift, inheritance (including division of an estate and bequests) or anticipated inheritance, by transfer of property between spouses in connection with the matrimonial regime, separation and divorce and by an exchange of land.

The tax on the taxable gain is progressive, with a supplement or reduction depending on the period of ownership. It is calculated as follows:

Unit rate as a percentage	Taxable gain in CHF
10%	from 0 to 5,000
15%	from 5,001 to 10,000
20%	from 10,001 to 30,000
25%	from 30,001 to 50,000
30%	from 50,001 to 75,000
35%	from 75,001 to 100,000
40%	from 100,001 to 135,000
33%	from 135,001 and above

The basic tax is reduced for a period of ownership of:

- over 5 years: 6%
- over 6 years: 12%
- over 7 years: 18%
- over 8 years: 24%
- over 9 years: 30%
- over 10 years: 36%
- over 11 years: 42%
- over 12 years: 48%
- over 13 years: 54%
- over 14 years: 60%

The maximum reduced rate cannot be more than 60%.

For deferred taxation, the previous taxable disposal is decisive for calculating the period of ownership.

Conversely, the base tax is increased for a period of ownership of:

- less than 1 year: 60%
- less than 2 years: 45%
- less than 3 years: 30%
- less than 4 years: 15%

## 4|3 INHERITANCE AND GIFT TAX -NEUCHÂTEL

Applicable law: Loi instituant un impôt sur les successions et sur les donations entre vifs (LSucc) (Law establishing a tax on inheritances and inter vivos gifts)

Tax payable by the donee or heir

Spouses and recipients of inter vivos gifts of less than CHF 10,000 per year (tax-free allowance) are exempt from gift tax.

Spouses, children and parents are exempt from inheritance tax up to an amount of CHF 50,000, and other beneficiaries of a disposal due to death up to a maximum of CHF 10,000 (tax-free allowances).

Note: Neuchâtel is one of very few cantons to tax direct lineal relatives on the gifts and inheritances they receive (subject to tax-free allowances of CHF 10,000 and CHF 50,000).

The tax rate is determined as follows:

Family relationship	Rate as a percentage
Surviving spouse	0%
Children, grandchildren, great-grandchildren, father and mother, grandfather and grandmother	3%
Brothers and sisters	15%
Nephews and nieces	18%
Great-nephews and great-nieces	21%
Great-great-nephews and great-great-nieces	24%
Uncles and aunts	20%
Cousins	23%
Second cousins	26%
Stepchildren, sons-in-law and daughters-in-law, grandsons and granddaughters by affinity, great-grandsons and great-granddaughters by affinity, father-in-law and mother-in-law, grandfather by affinity and grandmother by affinity	15%
Brothers-in-law and sisters-in-law, nephews and nieces by affinity, great-nephews by affinity and great-nieces by affinity, great-great-nephews by affinity and great-great-nieces by affinity	31%
More distant relatives, non-relatives	45%
Unmarried couple living together for at least 5 years	20%

## 5| VALAIS

### 5|1 TRANSFER DUTY - VALAIS

Applicable law: Loi sur les droits de mutations (LDM) (Law on transfer duties)

The tax is the responsibility of the purchaser or owner of the object of the pledge. The parties to the contract are jointly and severally responsible for paying the tax.

The cantonal proportional tax rate for acts and deeds for the legal or economic transfer of property is CHF 20 for a value between CHF 1,001 and CHF 50,000; 1% for a value between CHF 50,001 and CHF 500,000; 1.3% for a value between CHF 500,001 and CHF 1,000,000; 1.5% for a value of CHF 1,000,001 and above.

The cantonal proportional tax rate for other deeds (in particular annotated leases, constitution of usufruct and habitation rights, dissolution of co-ownership and joint property, deeds constituting real estate pledges and similar deeds) is CHF 20 for a value between CHF 1,001 and CHF 20,000; and 0.2% for a value of CHF 20,001 and above.

Communes can also charge transfer duty. The additional communal tax rate cannot be more than 50% of the cantonal transfer duties.

Deeds of a value of less than CHF 1,000 and deeds relating to transfers of property to direct lineal relatives, between spouses or between civil partners, including in execution of liquidation of the regime, are exempt from tax.

## 5|2 TAX ON REAL ESTATE GAINS - VALAIS

Applicable law: Loi fiscale (LF) (Tax law), Arts. 44 to 52

The tax is the responsibility of the vendor of a property. In addition to the transfer of ownership, the following are considered as disposals: legal deeds that have the same economic effects as a disposal on the power to dispose of a property, the transfer of a property or a share of a property from private assets to business assets and the creation of private law easements on a property or public law restrictions on land ownership, when these limit the exploitation or reduce the market value of the property, in a lasting and essential way, and give rise to compensation.

The tax is deferred (giving rise to a latent tax liability) particularly in the event of a transfer of property by inheritance, gift, anticipated inheritance, between spouses (in relation to the matrimonial regime), in certain cases of land consolidation, in the event of the disposal of a home used permanently and exclusively for the vendor's own use, insofar as the proceeds thus obtained are used, within an appropriate period, for the acquisition or construction in Switzerland of a home serving the same purpose.

The tax is calculated in instalments and decreases in accordance with the table below:

Length of ownership			Taxable Income
	Until CHF 50,000	From CHF 50,001 to CHF 100,000	From CHF 100,001 and over
1st year	19.20%	28.80%	38%
2nd year	18.00%	27.00%	36.00%
3rd year	15.60%	23.40%	31.20%
4th year	14.40%	21.60%	28.60%
5th year	13.20%	19.80%	26.40%
6th year	12.00%	18.00%	24.00%
7th year	11.52%	17.28%	23.04%
8th year	11.04%	16.56%	22.08%
9th year	10.56%	15.84%	21.12%
10th year	10.06%	15.12%	20.16%
11th year	9.60%	14.40%	19.20%
12th year	9.12%	13.68%	18.24%
13th year	8.64%	12.96%	17.28%
14th year	8.16%	12.21%	16.32%
15th year	7.68%	11.52%	15.36%
16th year	7.20%	10.80%	14.40%
17th year	6.72%	10.08%	13.44%

Length of ownership			Taxable Income
	Until CHF 50,000	From CHF 50,001 to CHF 100,000	From CHF 100,001 and over
18th year	6.24%	9.36%	12.48%
19th year	5.76%	8.64%	11.52%
20th year	5.28%	7.92%	10.56%
21th year	4.80%	7.20%	9.60%
22th year	4.32%	6.48%	8.64%
23th year	3.84%	5.76%	7.68%
24th year	3.36%	5.04%	6.72%
25th year	2.88%	4.32%	5.76%
Over 25 years	1.00%	2.00%	3.00%

## 5|3 INHERITANCE AND GIFT TAX - VALAIS

Applicable law: Loi fiscale (LF) (Tax law), Arts. 111 to 119

The tax is payable by the beneficiary of the taxable amount allocated.

The following are exempt from inheritance and gift tax: benefits given to direct blood relatives, spouses who are not legally separated, cohabiting partners and adopted children, portions of an estate whose net amount does not exceed CHF 10,000, gifts whose annual amount is less than CHF 2,000, benefits necessary for the beneficiary's education or training, benefits and gifts from employers to their employees following a service relationship when said services are taxable as income, insurance payments on which the beneficiary is liable for income tax, allocations in favour of legal entities which are exclusively of public utility, provided that such allocations cannot be changed, allocations made to extra-cantonal legal entities to the extent that their canton grants reciprocity, and allocations made to non-profit cultural and sporting associations.

The assets are estimated at market value for tax calculation purposes. For properties, the cadastral tax is considered as the market value.

The tax rate is:

- 10% for portions allocated to parents' relatives
- 15% for portions allocated to grandparents' relatives
- 20% for portions allocated to great-grandparents' relatives
- 25% for other allocations.

## 6 | FRIBOURG

### 6|1 TRANSFER DUTIES AND RIGHTS OVER PLEDGED REAL ESTATE - FRIBOURG

Applicable law: Loi cantonale sur les droits de mutation et les droits sur les gages immobiliers (LDMG) (Cantonal law on transfer duties and rights over pledged real estate)

Transfer duties are the responsibility of the purchaser, the beneficiary of a distinct and permanent right, the purchaser of shares in a real estate company and the transferor and the purchaser of a right of emption.

The cantonal transfer duty rate is 1.5%.

The following are exempt from transfer duties: real estate transfers between direct lineal relatives and between spouses, and between ex-spouses if they result from the allocation of the family home to one of the ex-spouses, acquisition by inheritance and by gift.

For the acquisition of a first home intended to be the purchaser's main residence, the basis for the calculation is reduced by CHF 500,000 when the consideration is less than CHF 1,000,000 and by CHF 250,000 when the consideration is between CHF 1,000,001 and CHF 1,500,000. The home must be used for the purchaser's personal use, immediately and for at least two years, without interruption, from the day the purchaser takes up residence there.

The rights over pledged real estate are the responsibility of the owner of the object of the pledge.

The cantonal rate for rights over pledged real estate is 0.75%, due on the amount of the real estate pledge upon its creation and on the amount of the increase.

Based on the amount of transfer duties or rights over pledged real estate, communes can also levy tax surcharges. These amount to a rate of 100% of the cantonal tax, i.e. 1.5%.

### 6|2 TAX ON REAL ESTATE GAINS - FRIBOURG

Applicable law: Loi cantonale sur les impôts cantonaux directs (LICD) (Cantonal law on direct cantonal taxes); Art. 41 et seq LICD

The tax is the responsibility of the vendor (natural person) of a property, of the person constituting or transferring a real right over a property or who exchanges it or transfers it from their private assets to their business assets.

Taxation is deferred (giving rise to a significant latent tax liability) particularly in the event of a transfer of property by gift, inheritance (including division of an estate and bequests) or anticipated inheritance, or a transfer between spouses in connection with the matrimonial regime or in the case of compensation for extraordinary contributions of a spouse to the maintenance of the family or claims arising from divorce law, provided that both spouses agree.

The simple tax on real estate gains is calculated according to the following unit rates:

Rate	Period of ownership
22% for a period of ownership of up to	2 years
20% up to	4 years
18% up to	6 years
16% up to	8 years
14% up to	10 years
12% up to	15 years
10% for a period of ownership of more than	15 years

Communes levy tax surcharges on the tax on real estate gains at the rate of 60 centimes per franc of the tax levied by the State. When the gain made on an object with a period of ownership of less than five years exceeds 400,000 CHF, the portion of the tax relating to the gain above this limit is increased by 40%. All gains made during a calendar year are taken into account.

## 6|3 INHERITANCE AND GIFT TAX - FRIBOURG

Applicable law: Loi cantonale sur l'impôt sur les successions et les donations (LISD) (Cantonal law on inheritance and gift tax)

The tax is the responsibility of the donee or heir.

Gifts and acquisition of wealth occurring due to the death of a spouse or of a direct lineal relative are exempt. Conversely, cohabitees are not exempt from inheritance and gift tax, though they benefit from a very favourable rate provided they have lived with the donor or the deceased for at least 10 years.

Tax-free allowance of up to CHF 5,000, every 5 years.

The tax rate is determined as follows:

Family relationship : Beneficiaries who are second-degree relatives	Rate
Brothers and sisters	5.25%
Nephews and nieces	8.25%
Great-nephews and great-nieces	10.50%
Great-great-nephews and great-great-nieces	12.75%
Uncles and aunts	8.25%
Cousins	12.75%
Second cousins	12.75%
Children of spouses or civil partners, fostered or adopted children, and their descendants	7.75%
People who have been living together for at least ten years and have the same tax domicile	8.25%
Other beneficiaries	22.00%

Based on the amount of the tax, communes can also levy tax surcharges which may not exceed 70% of the tax.

## 7 | JURA

### 7/1 TRANSFER DUTIES AND RIGHTS OVER PLEDGED REAL ESTATE - JURA

Applicable law: Loi cantonale réglant les droits de mutation et les droits perçus pour la constitution de gages (LDMG) (Cantonal law regulating transfer duties and fees levied for the creation of pledges)

Transfer duties are the responsibility of the purchaser, the beneficiary of a distinct and permanent right, the purchaser of shares in a real estate company and the transferor and the purchaser of a right of exemption.

The cantonal transfer duty rate is in principle 2.5% up to CHF 1,000,000.00 and 3.2% for amounts greater than CHF 1,000,000.00.

The cantonal transfer duty rate is 1.5% (reduced duty):

- in the event of acquisition by direct lineal relatives (descendants or ascendants)
- in the event of inheritance, when the real estate is transferred to descendants or ascendants. This reduced rate also applies if the estate is divided between the children of the deceased (therefore between collateral relatives).

There are no transfer duties for transfers between spouses, civil partners or cohabiting partners (living together for at least 5 years).

The reduced rate of 1.7% (or 0.9%) in the event of the acquisition of a first home in the canton of Jura, intended to be the purchaser's main residence **was abolished** as from 1 March 2024.

The rights over pledged real estate are the responsibility of the pledgor.

The cantonal rate of rights over pledged real estate is 0.35%, due on the amount guaranteed by the real estate pledge.

## 7|2 TAX ON REAL ESTATE GAINS - JURA

Applicable law: Loi cantonale d'impôt (LI) (Cantonal tax law); Art. 87 et seq LI

The tax is the responsibility of the vendor of a property, of the person constituting or transferring a real right over a property or who exchanges it or transfers it from their private assets to their business assets.

Taxation is deferred (giving rise to a significant latent tax liability) particularly in the event of a transfer of property by gift, inheritance (including division of an estate and bequests) or anticipated inheritance, or a transfer between spouses in connection with the matrimonial regime or in the case of compensation for extraordinary contributions of a spouse to the maintenance of the family or claims arising from divorce law, provided that both spouses agree.

Gains of less than CHF 4,000.00 are not taxed. The tax on real estate gains is calculated on the basis of the following rate:

Taxable gain	Simple tax rate
CHF 4,000.00 to CHF 50,000.00	3.5%
CHF 50,100.00 to CHF 100,000.00	4.5%
CHF 100,100.00 to CHF 200,100.00	5.5%
CHF 200,100.00 and above	6.0%

If the taxpayer has owned the transferred property for less than 5 years, the tax on the real estate gain is increased as follows:

Period of ownership	Increase in the amount of tax
Less than 2 years	50%
From 2 to 5 years	25%

If the property is disposed of in the course of the liquidation of an estate, or if the factual circumstances make it possible to rule out any intention to speculate, the amount of tax is not increased.

If the taxpayer has owned the transferred property for at least ten years, the tax on the real estate gain is reduced by 1% per year of ownership over the tenth year and by 2% per year of ownership over the fortieth year. The maximum deduction is 50%.

## 7|3 INHERITANCE AND GIFT TAX - JURA

Applicable law: Loi cantonale sur l'impôt de succession et de donation (LISD) (Cantonal law on inheritance and gift tax)

The tax is the responsibility of the donee or heir.

The spouse of the deceased or donor, and the descendants of the deceased or donor (subject to the descendants being taxed according to expenses) are exempt from inheritance and gift tax. Conversely, cohabitants are not exempt from inheritance and gift tax, though they benefit from a very favourable rate provided they have lived with the donor or the deceased for at least 10 years. This favourable rate also applies to the partner's children.

Tax-free allowance of up to CHF 10,000, every 5 years.

The tax rate is determined as follows:

Family relationship	Rate
Ascendants, children of the spouse or ex-spouse, and their descendants, foster children	7%
Brothers and sisters, spouses of ascendants, a cohabiting partner who has been cohabiting with the deceased or donor for more than ten years, and for his/her descendants and those of an ex-partner who had cohabited for more than 10 years	14%
Uncles and aunts, nephews and nieces, cousins, brothers-in-law and sisters-in-law	21%
Other relatives, all relatives by affinity and people not related to the deceased or donor	35%

## 8| TICINO

### 8|1 TRANSFER DUTY - TICINO

Applicable law: Legge cantonale sulle tariffe per le operazioni nel Registro fondiario (Cantonal law on fees for transactions in the Land Register) of 16 October 2006 (LTOF) and Legge sull'imposta di bollo e sugli spettacoli cinematografici (Law on stamp duty and film shows) of 20 October 2006

Land register taxes are the responsibility of the applicant, with joint responsibility of all interested parties (i.e. the parties to the deed and the notary).

The rate for transfers of property for consideration is 1.1% if the value is less than CHF 2 million and 1.3% if it is greater. In special cases (by way of example and not exhaustively, transfer to an inheritance of a value of less than CHF 20,000, allocation following divorce) this rate is reduced by 1/8.

The rate for the transfer of ownership to an inheritance of a value over CHF 20,000 is 0.5% of the estimated value.

The rate for transfer of ownership by gift is 1.1% of the value.

The rate for the creation of rights over pledged real estate is 0.7% of the value, or 0.1% in the event of an extension

Stamp duty is due for all contracts having as their subject all public acts except those relating to companies and inheritances. and certain operations in the land register (for example creation of a condominium (PPE), promise of sale, transfer of the right of emption). The rate is 0.3% of the value and 0.1% for transactions involving rights of pledge.

## 8|2 TAX ON REAL ESTATE GAINS - TICINO

Applicable law: Legge tributaria (Finance law) of 21 June, 1994 (LT); Art. 123 et seq LT

The tax is the responsibility of the vendor of a property.

The following are subject to tax: sales and exchanges of real estate, as well as expropriations; the dissolution of collective property (ordinary co-ownership, co-ownership, co-ownership excluding inheritance), if the division gives rise to the payment of an owelty; constitutions in favour of third parties and disposals of building leases which have the character of a distinct and permanent right, the effects of which are economically comparable to a disposal of real estate; constitutions of land charges which, in the form of private law easements, limit the unconditional exploitation or permanently and significantly reduce the market value of a property and which are carried out against the payment of compensation; successive transfers of rights, particularly rights of emption, but also rights of pre-emption; contributions to a company or disposals of stocks or shares in real estate companies or other companies in whose assets properties and participations in real estate companies have a preponderant value; all other transfers of real estate and all other legal transactions whose effects are economically comparable to those of a transfer of ownership (e.g. the transfer of property indices).

Tax is deferred in the following cases, among others: transfers by inheritance, bequest or gift; transfers between spouses, but only if they are motivated by claims arising from the matrimonial regime or extraordinary contributions by one spouse to the maintenance of the family (Art. 165 CC) or by claims based on divorce law in these cases, for the deferral to be granted, it must be requested by both spouses); dissolution of hereditary communities; dissolution of other collective properties, provided that the division takes place in kind and without monetary compensation (or in the form of other benefits); reorganisation of plots of land; sale of the main residence (flat or house) used by the seller, if the entire proceeds of the sale are used within a maximum of two years for the purchase or construction of a replacement main residence in Switzerland.

The tax on the taxable gain is degressive, and is calculated according to the period of ownership of the property, as follows:

Up to 1 years	31%	Up to 10 years	14%
Up to 2 years	30%	Up to 11 years	11%
Up to 3 years	29%	Up to 12 years	10%
Up to 4 years	28%	Up to 13years	9%
Up to 5 years	27%	Up to 14 years	8%
Up to 6 years	26%	Up to 15 years	7%
Up to 7 years	23%	Up to 20 years	6%
Up to 8 years	20%	Up to 30 years	5%
Up to 9 years	17%	Over 30 years	4%

When calculating the tax, the seller can choose to take the purchase price into consideration or, if the property has been owned for more than 20 years, the appraised value from 20 years ago.

## 8|3 INHERITANCE AND GIFT TAX - TICINO

Applicable law: Legge tributaria (Finance law) of 21 June 1994 (LT); Art. 142 et seq LT

The tax is the responsibility of the heir/donee and the executor/donor jointly and severally up to a certain amount.

Tax is due when

- a) the tax domicile or residence of the deceased/donor was in the canton at the time of the death/transfer of assets;
- b) the succession was opened in the canton;
- c) the inheritance/gift relates to properties (including commercial) and their accessories located in the canton or to mortgage-backed securities or a lien on properties located in the canton;
- d) a donee with domicile or tax residence in Ticino receives movable property from a donor located abroad;

The tax may be reduced by 50% under the conditions set out in Article 156a LT (transfer of business).

The surviving spouse and direct lineal descendants or ascendants are exempt from this tax.

The tax according to the degree of kinship (see letter b) is levied according to the following coefficients:

### a) basic tax rate as a percentage of the taxable value:

Categories	Rate of each category in %	Maximum Tax payable for each category in CHF	Maximum effective rate for each category in %
Up to CHF 10,000	5.95%	595.00	5.95%
From CHF 10,100 to CHF 30,000	6.80%	1,955.00	6.52%
From CHF 30,100 to CHF 50,000	7.65%	3,485.00	6.97%
From CHF 50,100 to CHF 75,000	8.50%	5,610.00	7.48%
From CHF 75,100 to CHF 100,000	9.35%	7,947.50	7.95%
From CHF 100,100 to CHF 150,000	10.20%	13,047.50	8.69%
From CHF 150,100 to CHF 225,000	11.05%	21,335.00	9.48%
From CHF 225,100 to CHF 300,000	12.33%	30,582.50	10.19%
From CHF 300,100 to CHF 425,000	14.03%	48,120.00	11.32%
From CHF 425,100 to CHF 675,000	15.73%	87,445.00	12.95%
From CHF 675,100 and above	17.85%		

b) maximum coefficients and rates for different degrees of kinship:

Degree	Coefficient	Max rate
Brothers, sisters, stepchildren	1.0	15.5%
Nephews and nieces (children of brothers and sisters), children of stepchildren, uncles, in-laws	1.3	18.5%
Great-grandchildren (children of brothers' and sisters' children) great-uncles, first cousins, brothers-in-law, sons-in-law, daughters-in-law, parents-in-law, half-brothers and half-sisters 1.8 27.0% 4. All other degrees of relatives	1.8	27.0%
All other degrees of relatives and non-relatives	3.0	31.0%



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