

# **Real Estate Acquisition Tax**

## **Abstract**

This thesis is focused on the issue of the taxation of real estate transfers. The aim of this thesis is to present and comprehensively evaluate not only the latest applicable legislation on the real estate acquisition tax, but also its previous versions, as these significantly affected its last valid form.

This thesis consists of an introduction, five thematically focused chapters and a conclusion, while the individual chapters are further divided into relevant subchapters. The first one attempts to lay down the relevant terms and describe the structural elements of the real estate acquisition tax while using the recently repealed legislation, concretely the legislative measure of the Senate No. 340/2013 Coll., on Real Estate Acquisition Tax.

The second chapter then focuses on the historical development of this issue since the times of Austro-Hungarian Empire, as this regulation was used after the establishment of an independent Czechoslovakia. At the same time, both reasons that led to the adoption of the last valid legislation as well as the process of adoption of the legislative measure of the Senate No. 340/2013 Coll., on Real Estate Acquisition Tax, which entered into force on 1 January 2014, are described here.

The third chapter is devoted to the repeal of real estate acquisition tax. The reader is also presented with an outline of the historical legislators' endeavours to abolish the real estate acquisition tax followed by the government's bill proposing such abolition, which finally finished the whole legislative process and subsequently repealed this tax. The mentioned government proposal as well as its effects on the state budget are discussed in more details at the end of this chapter.

The fourth chapter of the thesis attempts to introduce foreign legislation while comparing it to the Czech legislation. The selected countries are the neighbouring Federal Republic of Germany and the Slovak Republic and then, for the purpose of comparison with another legal system, the United Kingdom of Great Britain and Northern Ireland.

In the fifth, last, chapter, the author considers the possible form of real estate acquisition tax in the event of its reintroduction in the future.

In the conclusion, the author deals with the evaluation of the findings and the controversy over the possible reintroduction of the real estate acquisition tax in the near future due to the loss of the income from this tax.

**Key words: Real Estate Acquisition Tax, Taxation of Real Estate Transfers,  
Property Taxation**