

Summary

This thesis looks into the tax aspects of real estate and property transfers, especially focusing on the ownership of apartments by private individuals, as the most typical owners. The paper is divided into three major parts. The first part, chapter one and two, contains the necessary introduction to the general concept of tax law, its main institutes, and the theoretical analysis of the tax itself. This theoretical part also includes the overview of the current tax system in the Czech Republic, together with all applicable taxes. Among these taxes, highlighted are those that can involve the aspects of real estate ownership, stating in what cases this occurs or may occur.

The second part, chapters three through five, contains the essential part of the thesis, focusing on the complex overview of taxes that affect any real estate owner, either due to the ownership itself, or due to its transfer to another subject. Most attention is paid to direct taxes, and, among them, to the property tax and the tax on real estate acquisition. In the tax overview, the thesis focuses on the current valid legislation governing each type of tax, but also on the comparison with the legislation valid before January 1, 2014, to assess the influence of the private law recodification to the tax law. To facilitate the structure of the work, the basic tax elements are used, from the subject to the tax base and rate, including practical information, related to the due dates, and deadlines to submit the tax returns.

For the general overview of tax issues from the point of real estate ownership, the thesis then includes the description of the valid legislation aimed at the tax administration, its structure and organization; i.e. the way the tax administration is currently carried out in the Czech Republic, what are the tax procedures and what are the consequences if tax liabilities aren't met properly by the subjects. This overview of the tax administration is appended by the list of available appeal/remedial procedures, both regular and extraordinary.

The third part, chapter six, focuses on the application of the aforementioned aspects, from the viewpoint of apartment owners; especially what tax liabilities apply for the apartment ownership and its transfers. Chapter seven explores the possible changes of the tax system in order to make it more effective, so the taxpayers could be better informed. The conclusion summarizes the information included in the previous chapters, and contemplates the tax aspects of real estate in general.