

## **Abstract**

The aim of this Master's degree thesis on the subject of "Tax issues of ownership and transfer of real property with special regard to ownership of flats" is to describe compactly the taxation related to the ownership and transfer of real property. Concentrating on the ownership and transfer of flats is in the environment of the Czech Republic well justified considering the large number of blocks of flats and the general drift of their development. The taxation related to property affects a multitude of people and this was the reason I chose this subject matter.

The thesis is divided into two parts. The first part defines the basic terms, such as real estate property, land, building and flat. This introductory part also contains a description of the main principles of ownership and the means of acquiring the proprietary right. The main emphasis is placed on the acquirement of proprietary right to the real estate property which has its specialties. The final chapter of this part characterizes the ownership of flats and the main rules of this property variation.

The second part of my thesis deals with the analysis of the current taxation system in the Czech Republic. All taxes affecting the possession and transfer of real property are described in the main body of my thesis. Real estate property tax, real estate transfer tax, inheritance tax, gift tax, income tax and value added tax are taxes that relate to the ownership, leasing or transfer of real estate property and their characterization is the main purpose of this thesis.

Some of the rules relating to the taxation can be misunderstood. The rules can be misconstrued either by the taxpayer or by the tax administrator. This can bring financial harm to the tax subject and going to court can sometimes be the last resort to find the solution. During these legal disputes many rules have been interpreted and many principles have been underlined. The court decisions can be helpful when answering some of the questions that the taxation rules can rise and were also very useful for me when trying to analyze the tax components. Five of these judicial decisions are enclosed.