

## Planning to invest in Germany?

The German conveyance procedure is fundamentally different from the system you may be accustomed to at home.

The German legal system works with two different types of deeds, public and private ones. For conducting the transfer of ownership the deeds must be of a public kind therefore several authorities have to be involved, before you are the legally recognized owner of freehold property in Germany.

## Our services

We offer a full range of services tailored for the needs of international private investors in Germany:

- We conduct local searches to make sure that the price you are going to pay is adequate by checking the Average Selling Price for Land (BRW - Bodenrichtwert) in the area and by getting information from the Land Register to make sure no debts or other obligations are registered with the property. We check the official general building plans (Bebauungsplan) for public obligations and restrictions.
- We assist in the contract negotiation process and conduct a contract due diligence to discover any pitfalls. The result will be an English language summary to give you all information you need to know for an informed decision.
- We give legal advice on all related issues e.g. existing and future tenancy agreements and German income tax requirements.
- We act on your behalf in the signing procedure with a notarial Power of Attorney if you prefer not be present personally.
- We provide client trust accounts at a German bank (Deutsche Postbank) for the distribution of funds.
- We deal with the German tax authorities regarding stamp duty (Grunderwerbssteuer).
- Our rates are fixed-rates, no hidden costs guaranteed. Our fees can conveniently be paid in two separate instalments upon instruction and on completion.

## Who else has to be involved?

Due to the requirements of the German law an impartial Notar (a notary public) has to be involved for the attestation of the contract and the Local Court where the Land Register is kept. The charges for these institutions are not included in our fees and will be approx. 1.5% of the agreed price.

## Get in touch.

The fastest way to communicate is by email [office@zimmerlegal.com](mailto:office@zimmerlegal.com). We are happy to discuss your investment plans in our offices at Viktoria-Luise-Platz 12 in Berlin. Please make an appointment by email or phone +4930 2360 9490.

