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FINANCES PUBLIQUES

Frequently Asked Questions

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Gérer mes biens immobiliers - Answers to all your questions :

Why is a property that I recently sold still listed?

Why aren't all my properties displayed?

I see a property that doesn't belong to me. What should I do?

The lot assigned to my premises is incorrect. What should I do?

I see that the address of my premises is incorrect. How can I change it?

Why do I see two flats at the same address when I own only one flat at that address?

Can I consult the plots of land I own?

Why are premises classified?

Why is my swimming pool classified differently from my garage?

Why does my garage have the same classification as my house but not my pool?

Why is my garage classified differently from my house?

How is the classification of my premises determined?

Several activities are carried on within my premises. Why is only one category indicated?

Why are my premises classified in the "exceptional premises" category?

How can I check whether my premises are exempt from property tax?

My premises are incorrectly classified. What should I do?

In the description of my premises, what does the number of rooms refer to?

Why is my garage, unlike my cellar, not linked to my house?

Why is my garage linked to my house when it is located outside its walls?

I see that the surface area of my premises is incorrect. How can I change it?

What surface area is taken into account by the tax authorities?

Why is the breakdown of the surface area of my premises so detailed?

Why is a property that I recently sold still listed?

If you have recently completed a property transaction with your notary (purchase, sale, inheritance), the list of your properties may not reflect these changes: the deed drawn up by your notary must be registered with the land registry.

All in all, this can take from a few weeks to a few months. You do not need to take any steps with the DGFIP.

Why aren't all my properties displayed?

This service displays only developed properties.

If you have recently completed a property transaction with your notary (purchase, sale, inheritance), the list of your properties may not reflect these changes: the deed drawn up by your notary must be registered with the land registry.

All in all, this can take from a few weeks to a few months. You do not need to take any steps with the DGFIP.

I see a property that doesn't belong to me. What should I do?

Any information concerning your property that you consider to be missing or incorrect can be requested from the authorities using the secure messaging system in your personal account on the impots.gouv.fr website. For the subject line, please select "J'ai une question sur le descriptif de mon bien immobilier" (I have a question about the description of my property).

The lot assigned to my premises is incorrect. What should I do?

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Why do I see two flats at the same address when I own only one flat at that address?

If you have carried out work to combine two flats, we recommend that you inform the authorities using the secure messaging system in your personal account on the impots.gouv.fr website. For the subject line, please select "J'ai une question sur le descriptif de mon bien immobilier" (I have a question about the description of my property).

Can I consult the plots of land I own?

Currently, only developed properties subject to property tax can be consulted in "Gérer Mes Biens Immobiliers" (Manage my properties).

Why are premises classified?

It determines the rate per m² that applies to the weighted surface area of your premises for the calculation of their rental value. This rental value is used to calculate your property tax.

- **Why is my swimming pool classified differently from my garage?**
- **Why does my garage have the same classification as my house but not my pool?**
- **Why is my garage classified differently from my house?**

There are categories and rates for each type of premises (houses/flats, residential outbuildings and business premises).

The classification of outbuildings that are free-standing or located outside the walls of the house depends on their purpose.

How is the classification of my premises determined?

For residential premises, the classification is determined according to their general characteristics (quality of the construction, layout, amenities, surface areas, overall condition, etc.). There are 8 categories ranging from 1 (property in excellent condition) to 8 (property in very poor condition).

For professional premises, the classification is based on the nature, main purpose, use and physical characteristics of the premises. It is chosen according to the principal activity carried on within the premises. The main categories of business premises are shops and sales outlets, offices and workshops.

Several activities are carried on within my premises. Why is only one category indicated?

If several activities are carried on within the premises, the category chosen is the one that takes up the largest surface area.

Why are my premises classified in the "exceptional premises" category?

This category includes premises with unusual characteristics or for which none of the other 38 categories apply.

How can I check whether my premises are exempt from property tax?

Information on exemptions is not available with this service. You can consult your property tax notice on this website to check that you are exempt from property tax.

My premises are incorrectly classified. What should I do?

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In the description of my premises, what does the number of rooms refer to?

For land registry purposes, the number of rooms is different from the number commonly used by estate agencies (one-room, two-room, three-room, etc.). These are the partitioned spaces intended to be used for living, sleeping or eating (kitchen, bathroom, bedroom, living room, etc.).

Corridors, ancillary rooms (entrance, utility room, dressing room, etc.) and incorporated outbuildings (cellars, garages, terraces and attics) are not counted.

Why is my garage, unlike my cellar, not linked to my house?

An outbuilding outside the main walls of the house (such as a garage at the bottom of the garden) is considered separate premises, unlike an outbuilding directly accessible from inside the house (such as a cellar in the basement).

For flats, each external element, whether or not it is located in the same building, constitutes separate premises, with the exception of terraces that are attached to the property.

Why is my garage linked to my house when it is located outside its walls?

Any information concerning your property that you consider to be missing or incorrect can be requested from the authorities using the secure messaging system in your personal account on the impots.gouv.fr website. For the subject line, please select "J'ai une question sur le descriptif de mon bien immobilier" (I have a question about the description of my property).

What does the surface area given for the premises refer to?

The surface area displayed is the actual surface area for the property. For a residential property, this consists of the main part of the property and its incorporated outbuildings (directly accessible from inside the premises, such as garages and cellars).

I see that the surface area of my premises is incorrect. How can I change it?

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What surface area is taken into account by the tax authorities?

Unless otherwise stated, the surface area displayed is the actual surface area.

The actual surface area is different from the habitable surface area as it is calculated under the "Carrez Act".

- The real surface area is calculated from wall to wall
- The habitable surface area is calculated from wall to wall but certain areas are excluded (e.g. those with a ceiling height of less than 1.80 m)
- The "Carrez Act" surface area is specific to co-ownership properties; it is the one displayed in property advertisements

Why is the breakdown of the surface area of my premises so detailed?

The breakdown of surface areas makes it possible to very precisely determine the weighted surface area used to calculate its rental value. Weighting is applied to the surface areas according to the use made of them.