



**GÉRER
MES BIENS IMMOBILIERS !**

TRUE OR FALSE ?

TRUE OR FALSE ?

GÉRER MES BIENS IMMOBILIERS : A NEW ONLINE SERVICE FOR PROPERTY OWNERS

Do you have questions about the «Gérer mes biens immobiliers» (Manage my properties) service ?

This is perfectly normal, and we're here to help you sort out the **real** from the **fake news**





TRUE OR FALSE ?

1

I NEED A COMPUTER AND INTERNET CONNECTION TO FILE MY DECLARATION.

You can get help from an official, either by calling 0 809 401 401 (from France : free service + carrier charges and from abroad : access conditions depend on your operator) Monday to Friday from 8.30am to 7pm, or by going to your tax office or the France services centre nearest to your home.

FALSE

2

A NEW TAX TO REPLACE RESIDENCE TAX ON MAIN RESIDENCES WILL BE INTRODUCED.

FALSE

Residence tax on second homes and vacant premises will be maintained and no other tax will be introduced.



TRUE OR FALSE ?

3

THE «GÉRER MES BIENS IMMOBILIERS» SERVICE STREAMLINES PROCEDURES BETWEEN USERS AND THE TAX AUTHORITIES.

Once you submit your occupancy declaration, the information is received immediately. You will no longer be sent forms requesting information (forms 1236) and, for new builds, you can fill in your H1 or H2 declaration from your secure account.



TRUE

4

I DON'T NEED TO FILE THE DECLARATIONS FROM MY SECURE ACCOUNT BECAUSE MY PROPERTY IS MANAGED BY AN ESTATE AGENT.



FALSE

The occupancy declaration must be completed by owners of developed property and must be filed from the secure account on the impots.gouv.fr website.



TRUE OR FALSE ?

5

THE FLAT OR HOUSE'S OUTBUILDINGS (CELLAR, PARKING SPACE, GARAGE, ETC.) ARE COVERED BY THE REPORTING REQUIREMENT.

You have to complete a declaration for all your premises including your outbuildings. If the latter constitute a single lot together with your house or flat, you can file a single declaration as part of your reporting process.

TRUE



6

SEASONAL RENTALS DO NOT HAVE TO BE DECLARED.

FALSE



Seasonal rentals come under the «Rented» process. You will only be asked for the start date of the seasonal rental and not the names of the various renters.



TRUE OR FALSE ?

7

I'M AN OWNER AND I OCCUPY MY MAIN RESIDENCE, THE TAX AUTHORITIES WILL ASK ME FOR INFORMATION THAT IS ALREADY IN ITS POSSESSION.

Information in the tax authorities' possession is predisposed in your secure account on the impots.gouv.fr website. If it is incorrect or incomplete, you must rectify it. After the initial declaration, only changes of circumstances need to be reported.

FALSE

8

I OWN A PROPERTY JOINTLY WITH MY BROTHERS AND SISTERS AND EACH OWNER HAS TO FILE AN OCCUPANCY DECLARATION.

FALSE

A single declaration is sufficient. If more than one is filed, the last one will be taken into account.



TRUE OR FALSE ?

9

I HOLD SHARES IN AN SCI (PROPERTY HOLDING COMPANY), SO I'M NOT CONCERNED BY THE OCCUPANCY DECLARATION REQUIREMENT.

The reporting obligation applies to both legal entities and individuals who are owners.

As a legal entity you must first sign up for the «Gérer mes biens immobiliers» service from your professional account on the impots.gouv.fr website. A declaration filed by a partner on behalf of the SCI is enough.

FALSE

10

THE SURFACE AREA DISPLAYED IS LARGER THAN THAT OF MY FLAT. THIS MEANS THAT MY PROPERTY TAX WILL INCREASE.

FALSE

The surface area displayed is that on which your premises are currently assessed (nothing will change). This is the actual surface area which differs from the habitable surface area or the so-called «Carrez Act» surface area. The actual surface area is calculated from wall to wall as is the habitable surface area except that certain areas are deducted (such as surface areas where the headroom is less than 1.80 metres for example).



TRUE OR FALSE ?

11

I'VE NOTICED A MISTAKE ABOUT MY PROPERTY'S FEATURES BUT I CAN'T CORRECT IT. YOUR SERVICE ISN'T WORKING PROPERLY.

If you consider that any information concerning your property is missing or incorrect, you must make a request using the secure messaging system in your personal account, by choosing the topic «I have a question about the Real Estate department», then «I have a question about the description of my property». The real estate department will process your request for information, and if necessary, will give you access to the real estate declaration to rectify the information relating to your property.

 **FALSE**

12

I LIVE WITH MY TWO CHILDREN BUT I CAN DECLARE THAT I OCCUPY THE PROPERTY ALONE.

 **TRUE**

Declaring minor or adult children who occupy the property is optional. You do not have to add them to the list of occupants of the property.



TRUE OR FALSE ?

13

I'VE NOTICED DISCREPANCIES IN THE DESCRIPTION OF MY PROPERTY (SURFACE AREA, NUMBER OF ROOMS, ETC.). I HAVE TO WAIT FOR AN UPDATE BEFORE FILING THE OCCUPANCY DECLARATION.

You can report this to us using the secure messaging system in your personal account on the [impots.gouv.fr website](https://impots.gouv.fr). Please note that this procedure is separate from your occupancy declaration which you must submit before 30 June without waiting for any update to the property's details. To find out how the tax authorities count the number of rooms, refer to the «Gérer mes biens immobiliers» service's FAQ.



FALSE

GÉRER

MES BIENS IMMOBILIERS !

Are you the owner of one or more properties?

Our online service is evolving to allow you to comply with legislation and declare the occupants of your residential properties before 30 June 2023.

DO YOU NEED HELP OR MORE INFORMATION?

**France
services**

0 809 401 401

Service gratuit
+ prix appel



impots.gouv.fr

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