

**MINISTRY FOR THE ECONOMY,  
EUROPEAN FUNDS AND LANDS AUTHORITY**

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**Regularisation of Titles of Ordinary Residences Built on Government Land Granted by Temporary Emphyteusis for Agricultural Purposes Regulations, 2022 L.N 95 of 2022 (S.L. 573.12) and Regularisation of Titles of Ordinary Residences Built on Government Land granted by Agricultural Leases Regulations, 2022 L.N. 94 of 2022 (S.L. 573.11)**

**IN terms of Article 6 of L.N. 94/2022 and Article 6 of L.N. 95/2022, the Government is hereby publishing a Schedule of Payment Rates for direct purchase or grant of emphyteutic concession upon regularization of titles.**

<b>Type of residence</b>	<b>Rate of Payment per Square metre of occupied land (Euro / m<sup>2</sup>)</b>
Terraced house / flat /maisonette	120
Receeded dwelling (penthouse)	180
Detached / semi-detached dwellings, including residential farmhouses	360

**Note.**

1. Only those external areas which serve for the purpose of accessibility and compliance with health law shall be considered as regularizable;
2. In the case of more than one residence, and more than one residential garage on a given plot of land, the fee due shall be divided according to a proportion calculated per square meter according to the occupancy of the site by the individual residences and garages.
3. In the case of common access areas, both internal and external, the census shall be made due by each residence or garage to which they have a right of access, and such portions shall be sold to residents or owners of garages with undivided share.

**Method of redemption of emphyteusis, purchase of the directum dominium, and terms of payment due in the case of the granting of a Perpetual Lease.**

1. The amount of payment due resulting from the calculations according to the above schedule shall be divided by 35, and the resulting amount shall be the annual ground rent due to the Land Authority.
2. Emphyteusis due shall run from the day on which the contract is signed and shall be paid annually in two instalments six months in advance.
3. The redemption of emphyteusis and the purchase of the directum dominium may be affected by immediate access to the signing of the contract.
4. The same redemption and the purchase of the directum dominium shall be made not later than the expiration of fifteen (15) years from the date of signature of the contract.
5. In the two cases described in (3) and (4) above, the calculation of the amount due for redemption of the ground rent shall be made in accordance with the schedule below:

<b>Amount of years of paid ground rent paid</b>	<b>Percentage Rate(%) of Capitalization for redemption of the ground rent</b>
0 (Fidi mmedjat)	2.857
1	2.941
2	3.030
3	3.125
4	3.226
5	3.333
6	3.448
7	3.571
8	3.704
9	3.846
10	4.000
11	4.167
12	4.348
13	4.545
14	4.762
15	5.000