

Real Estate Tax factsheet 2026 – Bulgaria

On this factsheet you will find key information on relevant tax rates for 2026 for real estate owners and investors operating on the Bulgarian real estate market.



Individuals

Personal Income Tax - Rental Income

Qualifies as	Rate
Income	10% on the annual rental income less 10% of the costs.

Personal Income Tax - Capital Gains

Qualifies as	Rate
Investment income	10% of the sale price. Tax base is the positive difference between the sale price and the acquisition cost less 10%.
Intermediation Services	BGN 100 (EUR 51,12) to BGN 3,500 (EUR 1 789,52), based on location of the property.

Dividend Withholding Tax and Personal Income Tax - Dividends

Qualifies as	Rate
Income derived from a RE-company	5% on the dividend

Gift and Inheritance Tax

Qualifies as	Value	Rate
Gift / Inheritance	Over BGN 250 000 (€122 822,97)	From 0,4% to 0,8% - for siblings and siblings' children
Gift / Inheritance	Over BGN 250 000 (€122 822,97)	From 3,3% to 6,6% - for persons, other than those listed above
Gift	N/A	Gifts between spouses and lineal relatives are exempt

Real Estate Transfer Tax

Qualifies as	Paid by	Based on	Rate
Real estate	Buyer	Tax assessment	0,1%-3%

Companies

Corporate Income Tax - Rental Income

Qualifies as	Rate
Corporate income	10% of the actual rent less 10% of the costs

Corporate Income Tax - Capital Gains

Qualifies as	Rate
Corporate income	10% of the sale price. Tax base is the positive difference between the sale price and the acquisition cost less 10%.

Real Estate Transfer Tax

Qualifies as	Paid by	Based on	Rate
Real estate	Buyer	Tax assessment	0,1%-3%

Individuals and companies

Value Added Tax (VAT)

Qualifies as	Paid by	Based on	Rate
Individuals - Transfer of ownership, when activity qualifies as independent economic activity	Buyer	Sale price plus all other taxes and fees	20%, if not exempt
Companies – Transfer of ownership	Buyer	Sale price plus all other taxes and fees	20%, if not exempt
Renting property	Lessee	Rental payment	20%, if not exempt

Local taxes

The rate for local property taxes varies by municipality and is based on the tax assessment estimate. Depending on the municipality, the rate ranges between 0.1% and 4,5% of the tax assessment estimate.