



L'ÉTUDE DU 25
NOTAIRES ASSOCIÉS

UNE AUTRE VISION,
DE NOUVELLES PERSPECTIVES

REAL ESTATE
NEGOTIATION FEES

REAL ESTATE NEGOTIATION FEES

THE NOTARIAL REAL ESTATE NEGOTIATION

“The negotiation of property for selling or renting is one of the traditional activities of the notary. It must be practiced in order to carry out a contract and constitutes an ancillary activity for the notary.” (Article 1 of the Decree of May 27, 1982).

All the provisions relating to the exercise of the real estate trading business, including those annexed to the national regulations by the Decree of May 27, 1982, constitute the regulatory and ethical framework born of the status of public Officer.

DEFINITION OF NOTARIAL NEGOTIATION

Applicable texts:

Order of February 26, 2016 published in the Official Gazette of February 28, 2016 applicable on March 1st, 2016.
(Ministerial Decrees of May 27, 1982 and January 10, 2017)

Pursuant to the regulations (Appendix 4-9 of the Decree of February 26, 2016), notarial bargaining consists of a *“service by which a notary, acting under a written mandate given to him for that purpose by one of the parties, searches for a co-contractor, discovers it and puts it in touch with his principal, either directly or through the representative of the co-contractor, receives the act or participates in its reception”*.

The warrant for sale (or research) granted in writing to the notary specifies the debtor of the negotiation fees, which may be borne by the SELLER (included in the price) or the responsibility of the BUYER (in addition to fees).

Pricing of the notary office applicable on the sale price:
4,80% (all taxes included) + maximum price of 5.000,00 € (all taxes included).

After signing the mandate, **the NOTARIAL OFFICE takes the responsibility to:**

- Make all visits of the property to sell, take and publish all photographs.
- Publish the property on its own website and / or partner sites and carry out any useful advertising on all relevant media (including application for smartphones and / or graphics tablets).
- Accompany potential buyers.
- Solicit offers from all potential buyers with or without the collaboration of any professional.
- Provide a record of visits and offers made by potential buyers.
- Solicit and gather all documents that the Office deems necessary for the sale and information of any potential purchaser.

The notary reserves the right to delegate all or part of these services.

**CONTACT THE NOTARY OFFICE NOW TO SELL YOUR PROPERTY OR SEARCH FOR A PROPERTY
SPECIFYING YOUR CRITERIA AND CONDITIONS!**