



## Buying Real Estate in Denmark

There are many rules to be aware of when buying real estate in Denmark. The rules that apply to you depend on the type of residence that you wish to acquire. For example, there are different rules for all-year dwellings and second homes, such as holiday houses.

### All-year dwellings

There are a couple of ways to be or become eligible to buy an all-year dwelling in Denmark.

There is a requirement for residency in Denmark, which means that a person must either be a resident of Denmark or have been a resident of Denmark for a period of at least five years. If one of these requirements is met, a person can acquire an all-year dwelling in Denmark.

If a person does not meet the requirements for residency, the person must obtain permission by submitting an application to the Department of Civil Affairs.

In order to consider an application for permission to acquire an all-year dwelling in Denmark, the Department of Civil Affairs requires the following:

- a copy of the contract of sale or the particulars of sale and information about the expected date of completion,
- a copy of the applicant's residence permit, and
- a statement that the property will be used as the applicant's all-year dwelling.

### Nationals of EU or EEA Member States

Nationals of a country that is a Member State of the EU or has acceded to the EEA may acquire an all-year dwelling in Denmark without obtaining permission from the Department of Civil Affairs if:

- the property will serve as a necessary all-year dwelling for the acquirer, or
- that the acquisition is a precondition for engaging in self-employed activities or providing services.

### Second homes

If a person is a resident of Denmark or has been a resident for a period of at least five years, the person can acquire a second home.

If neither of the above requirements is fulfilled, the person can only obtain permission to acquire a second home by submitting an application to the Department of Civil Affairs.

The Department of Civil Affairs will determine whether the applicant may be granted permission to acquire a second home based on an overall assessment of the applicant's ties to Denmark, taking into account:

- previous stays in Denmark,
- special family ties to Denmark,
- special linguistic or cultural ties to Denmark, and
- any attachment to the specific property.

### Previous stays in Denmark

The applicant will be considered to have special ties to Denmark if he or she has regularly throughout a long period spent a significant part of his or her holidays in Denmark.

As a main rule, 25 holiday visits of one week's duration over a period of 25 years or more will be a reflection of special ties to Denmark; whereas holiday visits distributed over a shorter period than ten years will only reflect special ties in special circumstances.

If an applicant has previously been a resident of Denmark for a period of six months or more, this will be taken into consideration in the overall assessment.



### **Family ties to Denmark**

A person's family ties to Denmark can also play a part in the overall assessment. For example, the applicant's spouse may be a resident of Denmark, or the applicant may have parents or grandparents in Denmark.

### **Linguistic or cultural ties to Denmark**

If the applicant has special linguistic or cultural ties to Denmark, this will be included in the overall assessment. These ties may, in addition to being familiar with the Danish language, be, for example, where an applicant has special insight into Danish history, cultural life and society.

### **Attachment to the specific property**

If the applicant has a special attachment to the specific property that he or she applies for permission to acquire, it may ease the requirement of ties to Denmark. This may be the case if the applicant has spent a significant part of his or her holidays at the property, or the property is or has been owned by the applicant's family.

### **Contact us**

At NJORD Law Firm, we have many years of experience in the acquisition of property and strive to make the process transparent and painless.

If you need assistance in connection with completing your application or assessing whether you fulfill the requirements, or if you have other questions, please feel free to contact us on:

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