

Appendix to the tax return for 2022

Property value tax: Non-Danish property

Name and address

2022

CPR no. (Civil reg. no.)

Guidance

This appendix must be used if you own property abroad in the Faroe Islands or in Greenland

You are legally obliged to provide information about your owner-occupied home. The deadline for submitting the appendix is the same as for your tax return.

You must also use this appendix for income and expenses, if any, concerning your non-Danish property. This could be rental income and interest expenses, including interest on both non-Danish and Danish loans if the loans were obtained for the purpose of acquiring the property. It does not matter whether the loans were obtained in Denmark or abroad. If the loans were obtained in Denmark, the interest entered in boxes 41 and 42 of your tax assessment notice (*årsopgørelsen*) must be reduced by the amounts entered in this appendix.

If you have non-Danish interest income, for example, that is not associated with your property, you must use the tax return form for non-Danish income, form no. 04.012.

Guidance on boxes

Boxes 212, 213 and 214, Non-Danish properties: Enter the total value of the property as of 1 January in the year before the income year, as of 1 January 2002 and as of 1 January 2001 with the addition of 5%.

You should calculate the value according to the guidelines of our Danish-language legal guide - section C.H.3.5.5.1 'Beregningsgrundlag, nedslag og satser' (Calculation basis, relief and rates) under the heading 'Beregningsgrundlag for udenlandske ejendomme' (Calculation basis for non-Danish properties), which is available at www.skat.dk/juridiskvejledning.

Box 218, share of property owned: The percentage of the property that you own. If you own 20% of the value of the property, for example, you should write 20.00 in the box. In E-tax, you should write 2000, without a full stop.

Changes in the share owned of the property that took place during the income year

If during the income year there have been any changes in the share of the property that you own, if for example you have sold or bought an additional share of a property of which you already owned a part, you must enter all the information about your property, including the change in the share, as a "new" property.

Box 220, acquired before 2 July 1998: If you acquired the property before 2 July 1998, you can get a relief on the property value tax. In order to get this relief, both you (as the buyer) and the seller must have signed the sales contract before 2 July 1998. The relief is also granted on your share of the property if you purchased an additional share after 2 July 1998 of a property of which you already owned a part prior to 2 July 1998.

Box 222, type of residence:

- 1 All-year residence or holiday home with permission for all-year residence
- 3 Holiday home
- 4 Two-family house with two owner-occupied home values
- 5 Two-family house with one owner-occupied home value
- 7 Owner-occupied apartment, all-year residence
- 8 Owner-occupied apartment, second home
- 9 Other properties (farmhouse, mixed property)

Boxes 226-230, acquisition: Enter the date you took over the property in box 226. If you moved in after the takeover date, you must give the moving-in date in box 228. If you moved into the property after the income year 2013, you must fill in box 230. You should not use the boxes 228 and 230 if the property acquired is a holiday home or is used as a second home.

Boxes 232-234, sale: Enter the date the buyer took over the property in box 232. If you sold the property during the income year, and if you moved out of the property during the income year 2022, you must state the date you moved, if the

moving date was before the buyer's takeover date. You should not use this field if the property sold is a holiday home or is used as a second home.

Boxes 236, 237 and 238, two-family houses: Enter the total value of the property as of 1 January in the year before the income year (box 236), as of 1 January 2002 (box 237) and as of 1 January 2001 with the addition of 5% (box 238). You should calculate the value according to the guidelines of our Danish-language legal guide - section C.H.3.5.5.1 'Beregningsgrundlag, nedslag og satser' (Calculation basis, relief and rates) under the heading 'Beregningsgrundlag for udenlandske ejendomme' (Calculation basis for non-Danish properties), which is available at www.skat.dk/juridiskvejledning.

Box 240, uninhabitable: If your property was uninhabitable for some or all of the income year 2022, you may state the number of days during which the property was not habitable. A property is regarded as not habitable if you are temporarily prevented from using the property, for instance because of repairs after water damage, because of vandalism where all the windows were broken, or because the electricity, gas and water supplies were interrupted.

The property was uninhabitable on takeover during the income year

If you took over the property during the income year, and the property was uninhabitable at the date of takeover, and you moved in after the property became habitable, you should not state the number of days the property was uninhabitable. You should only state the moving-in date in box 228 and the takeover date in box 226.

Boxes 242-246, renting out part of your property: The boxes concerning renting out part of the property should only be completed if you use an accounting method (*regnskabsmæssig opgørelse*) to calculate tax deductions for certain expenses associated with the renting out of your property. If you rented out part of the property (rented out a room), you must fill in both box 242 and box 244.

Boxes 248-250, partial business use: In box 248 you must state the percentage of the total value of the part of the property which was used for business purposes. In box 250 you must state the number of days in the income year during which part of the property was used for business purposes.

Box 252, renting out of residential property on a commercial basis*): Properties which are rented out on a commercial basis are not covered by the Danish Property Value Tax Act. If you began or ended the renting out on a commercial basis during the income year, you must state the number of days for which the property was rented out. If the property was rented out for the whole income year, you must enter 360 days.

Number of days in boxes 240, 242, 246, 250 and 252: The income year is 360 days with 30 days in every calendar month.

Box 254, non-Danish tax: If you have paid foreign property tax for which you are eligible for tax relief on a property abroad, in Greenland or in the Faroe Islands which is equivalent in nature to Danish property value tax, you can deduct the amount of property value tax paid on the property. If you have paid foreign property tax eligible for tax relief on a foreign property which is equal in nature to Danish property value tax, and if your share of the property owned amounts to, for example 20%, you must calculate the foreign tax paid for which you are eligible for tax relief as a proportion of the total tax paid for the whole property (100%).

Example:

Share of property owned 20%
 Non-Danish tax paid DKK 1,000
 Total property tax paid (equivalent to Danish property value tax) = 1,000/20 x 100 = DKK 5,000 (the amount to be entered in box 254).

You must be able to document the non-Danish property tax/property value tax paid eligible for tax relief.

*) If you rent out your residential property, you are, as a general rule, regarded as being self-employed for tax purposes and to be renting out on a commercial basis. You are not renting out on a commercial basis if you rent out your all-year residential property for part of a year, if you only rent out rooms or if rent out your holiday home. If you rent out on a commercial basis, you are not liable to pay property value tax, but you must pay tax on your rental income after deduction of any costs.

| | | Box | Your changes/additions | Field no. |
|---|--|-----|---|-----------|
| Information about the property | Property number (must always be completed if you have declared the property to the Danish Tax Agency previously) | 210 | | 711 |
| | Address | 211 | | 703 |
| | Country | 211 | | 105 |
| Property value | Value as of 1 January in the year before the income year, see guidance | 212 | .00 | 616 |
| | Value as of 1 January 2002, see guidance | 213 | .00 | 615 |
| | Value as of 1 January 2001 plus 5%, see guidance | 214 | .00 | 614 |
| Share of the property owned | Share of the property value (for two-family houses, see the guidance for box 218) | 218 | .00 | 735 |
| Acquired before 2 July 1998 | Was the property acquired before 2 July 1998? | 220 | Tick the box Yes <input type="checkbox"/> No <input type="checkbox"/> | 712 |
| Type of residence | Enter type of residence, see guidance. Enter the type of residence or write the appropriate number for the type of residence | 222 | | 705 |
| Acquisition | Your takeover date in the income year 2022 | 226 | Day Month | 732 |
| | Moving-in date in 2022, if the moving-in date was after the takeover date (only for all-year residences) | 228 | Day Month | 766 |
| | Did you move into the property after the income year 2022? | 230 | If "Yes", tick the box <input type="checkbox"/> | 772 |
| Sale | Takeover date by the buyer in the income year 2022 | 232 | Day Month | 733 |
| | Moving-out date in 2022, if the moving-out date was before the takeover date (only for all-year residences) | 234 | Day Month | 767 |
| Two-family house | The total value of the property as of 1 January in the year before the income year, see guidance | 236 | .00 | 626 |
| | The total value of the property as of 1 January 2002 | 237 | .00 | 622 |
| | The total value of the property as of 1 January 2001 plus 5% | 238 | .00 | 621 |
| Uninhabitable | Enter the number of days during which the property was not habitable | 240 | Days | 768 |
| Renting out part of the property (only if you are using the accounting method (regnskabsmæssig opgørelse)) | Renting out part of the property (renting out of a room or rooms). State the number of days | 242 | Days | 736 |
| | State the percentage of the total value of the part of the property that was rented out | 244 | % | 737 |
| | Renting out of the entire all-year residence for a part of the year and renting out of a holiday home | 246 | Days | 739 |
| Partial business use | State the percentage of the total value of the part of the property that was used for business purposes | 248 | % | 744 |
| | State the number of days with partial business use | 250 | Days | 746 |
| Renting out of residential property on a commercial basis*) | Multi-year renting out of residential property on a commercial basis. State the number of days | 252 | Days | 747 |
| Non-Danish tax | Non-Danish property value tax paid eligible for tax relief | 254 | .00 | 910 |

| Income from capital related to non-Danish owner-occupied home | | Box | Amounts in DKK | Field no. |
|--|--|-----|----------------|-----------|
| Income from capital | Net amount of rental income from renting out of the non-Danish property, and interest income and expenses related to the non-Danish property. Losses must be entered with a minus sign | 425 | | |
| | Non-Danish tax paid on rental income eligible for tax relief | 495 | | |

| Assets related to non-Danish owner-occupied home | | Box | Amounts in DKK | Field no. |
|---|---|-----|----------------|-----------|
| Asset information | Capital asset value of real property abroad (amount) | 491 | | 672 |
| | Deposits in non-Danish banks etc. (deposits related to the running of the property) | 492 | | 673 |
| | Debt to non-Danish mortgage credit institutions etc., where the property is security for the loan | 493 | | 674 |

Phone number

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Date Signature

E-mail address

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You are responsible for ensuring that the tax return is accurate and complete.