

Renting & buying a home in **Czechia**.

The expat housing guide – deposits, notice, escrow and the Land Registry

Czech tenancy law protects tenants well – if you know your rights. Buying is open to foreigners, but ownership, payment and taxes follow rules that surprise many expats.



01

Deposit: max. three months' rent

Myth: "The deposit is the landlord's to keep interest-free."

Deposit and any contractual penalty together may not exceed three months' rent. You are entitled to statutory interest; the deposit is returned at the end of the lease, less what you owe.

§ 2254 Civil Code



02

Lease or sublease?

A direct lease (nájem) is strongly protected; a sublease (podnájem) ends with the main lease. If the tenant does not live in the flat, subletting needs the landlord's written consent.

§§ 2274, 2275 Civil Code



03

Notice rules

Myth: "The landlord can end the lease any time."

Tenants can end an open-ended lease without reason on three months' notice. Landlords may give notice only on statutory grounds – and you can challenge it in court within two months.

§§ 2231, 2286, 2288, 2290 Civil Code



04

Pets allowed – within reason

Myth: "No pets means no pets."

You may keep an animal unless it causes disproportionate trouble in the building. Repair-fund contributions and building insurance are the owner's costs, not service charges.

§ 2258 Civil Code



05

Foreigners can buy freely

Myth: "I need a Czech company or a residence permit."

Since 2011 there are no nationality-based restrictions – EU and non-EU citizens can buy directly. The 4 % real estate acquisition tax was abolished in 2020.

Act No. 386/2020 Coll.



06

Ownership passes on registration

Myth: "I own it once we sign."

You become owner when the transfer is entered in the Land Registry, with effect from the day the application was filed. Registration cannot happen before a 20-day protective period.

§ 1105 Civil Code; §§ 10, 16, 18 Act No. 256/2013 Coll.



07

Pay through escrow

Never pay the seller directly. Attorney escrow holds the money on a separate bank account and releases it only once ownership is registered in your favour – check the release condition.

§§ 56, 56a Act No. 85/1996 Coll.



08

Marriage and tax traps

Property bought during marriage usually falls into joint property – even with one name on the contract. A sale is tax-free after 10 years (acquisitions from 2021) or under the own-housing rules.

§ 709 Civil Code; § 4(1)(a),(b) Act No. 586/1992 Coll.



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