


Annual 3% tax on the market value of real estate

Deadline **May 15, 2026**

 Electronic filing is mandatory, paper filings are no longer accepted.

Annual 3% tax return: what you need to do before May 15, 2026


Please note that the annual filing deadline for the 3% tax is May 15, 2026. Compliance with this obligation is the condition for obtaining an exemption — failure to file exposes the entity to effective liability for the tax on the market value of its French real estate assets.

SEQ. 990 D FTC

All (French and foreign) legal entities holding real estate in France are subject to a 3% tax on the market value of such real estate, subject to the application of various exemptions.


SEQ. 990 E FTC — EXEMPTION

Exemption from this tax is available on the basis of an annual declaration including the value and composition of assets held on January 1st of the year. In practice, all entities interposed between the property and its ultimate beneficiary must file a 2746 form before May 15 with the relevant tax office. Exemption may also be obtained by committed within the acquisition deed to provide such information upon request by the tax authorities.

 *Cass., April 1, 2026, No. 25-10.605* — These two options are mutually exclusive: any entity that has initially opted for the commitment must refrain from filing spontaneous declarations, as doing so irrevocably shifts it to the declaratory regime and eliminates the procedural protection associated with the commitment.

Next steps

- 1 Identify all group entities directly or indirectly holding assets in France.
- 2 Assess whether the entity falls within the scope of the tax and may benefit from an exemption.
- 3 Prepare the 2746 form detailing the value and nature of assets held as of January 1, 2026.
- 4 File the form before May 15, 2026 electronically.

 This Form must now be filed **exclusively in electronic form**. Paper filings will no longer be accepted.

PENALTY — FAILURE TO FILE

In the absence of a timely filing of Form 2746, **the entity loses the benefit of the exemption** and becomes liable for the **3% tax on the market value** of all real estate held in France as of January 1 of the relevant year.

The Squadra tax team is at your disposal

Our team is available to assist you in preparing and filling the 2746 form for the year 2026.

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