



## In this world, nothing is certain except death and taxes

The passing of a loved one is a challenging time, and the legal intricacies of transferring their assets to rightful heirs can further complicate matters. This process, although often complex, is essential to ensure that the financial legacy of the deceased is correctly distributed.

The transfer of the deceased's assets involves a series of steps, including **obtaining a tax clearance certificate from the Cyprus Tax Authorities (CTA)** for the assets held by the deceased at the time of their death. This article aims to demystify this process and answer some frequently asked questions.

### **The procedure for transferring assets**

The transfer of assets begins with the appointment of an administrator, who is responsible for managing the estate. One of the tasks of the administrator is to obtain a tax clearance certificate from the CTA which is a prerequisite for the transfer of certain assets including immovable property in Cyprus.

### **The role of the Cyprus Tax Authorities**

The CTA require a capital statement of the deceased, accompanied by the necessary evidence. This statement is an analysis of the assets, liabilities, income, and expenses of the deceased during the considered period. Its

purpose is to justify any increase in the estate with the declared or taxed income of that period.

**What is a Capital Statement ?**

The capital statement can include a variety of assets such as immovable property (land, houses, warehouses, etc.), vehicles (cars, motorcycles, boats), shares in public and private companies, bank accounts, safety deposit boxes and life insurance contracts. These assets can be located in Cyprus or abroad.

**The role of a Tax Advisor**

While it is not a legal requirement for a capital statement to be prepared by a qualified accountant, it is recommended that a professional tax advisor with experience in capital statement preparation undertake this task. This can help avoid potential delays and errors that might lead to additional taxes payable by the heirs.

## Authors



### Michael Michaelides

Partner, Business Tax Services

Email: [mmichaelides@deloitte.com](mailto:mmichaelides@deloitte.com)



### George Kouzalis

Manager, Business Tax Services

Email: [gekouzalis@deloitte.com](mailto:gekouzalis@deloitte.com)

[www.deloitte.com/cy/tax](http://www.deloitte.com/cy/tax)

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