

# HIGHER IMPUTED RENTAL VALUE

DUE TO REEVALUATION OF PROPERTIES IN THE CANTON OF ZURICH



Dear Customers

>> The new cantonal tax guidelines for residential property shall come into force from the **2025 tax period**. This is due to the findings of the Zurich Administrative Court and the Zurich Tax Appeals Court, according to which the property tax values of some properties are considerably lower than the effective market value. This means that the existing directive from 2009, according to which the property tax values of properties may not be lower than 70% of the market value and the imputed rental values may not be lower than 60% of the market rent, is no longer legally compliant - according to federal law.

Higher imputed rental value due to reevaluation of properties in the canton of ZH!



The consultation process for the new directives is finished.

## >> The most important changes compared to the previous directive:

- Land values of single-family homes increase by 178% on average
- Land values of condominiums increase by 210% on average
- Income value of multi-family homes is capitalized at 5% instead of 7.05%
- The imputed rental value is no longer calculated using a uniform deduction rate from the property tax rate
- Deduction rates are now defined individually for each municipality

## >> What are the effects?

There will be a higher tax burden for homeowners. According to estimates by the cantonal tax office, the canton and municipalities are expecting additional revenue of CHF 170 million.

We are happy to answer any questions you may have on this topic. It is best to get in touch with your personal consultant from our team.

Kind regards

**The Expertinum Team**  
Zürich | Dielsdorf | Winterthur

APRIL 2024

Expertinum AG  
expertinum.ch

EXPERT  
SUISSE  
Certified Company

Zürich | Dielsdorf | Winterthur