

METHOD OF SALE OF REAL ESTATE IN SLOVENIA

Municipality must adopt the annual plan of disposal of tangible assets (some municipalities also make a plan for two years), on the whole they can not sell the property which is not included in this plan - there is the possibility of subsequent integration;

The municipal council must nevertheless acknowledge the individual sales program, meaning all sales must be approved first .

Methods of gaining rights to property:

- public auction
- public tender
- direct contract

Public Auction

It is performed as a public sale in which sale contracts are sent to interested parties to a pre-determined conditions and obtain the highest bid.

Public tender

Is performed by sending out a call for proposals to a specific or unspecified group of persons. A contract is signed with the candidate sending in the offer with the lowest costs.

Direct sales

Possible if:

- the sale of co-ownership share is less than 50%,
- the sale of co-ownership share is in occupied apartments,
- there is an exchange of real estate, but the value difference between exchanged real estates is not more than 20% and definitely less than 80.000 €,
- the decision is made 3 months after the conclusion of an unsuccessful public auction or tender with the 15% reduction of the opening bid, in this case the price of the contract may be reduced up to 15%. Before the contract signing the negotiations with all interested parties is obligatory,
- the individual value of the property is less than 20.000 €,
- the acquirer is a public entity, except public companies
- it is to achieve public benefits.

The procedures are not bound to the citizenship of the buyer.

For foreigner is set:

- because of the possibility of acquiring the real property right of foreigners in the Republic of Slovenia, which is set in the 68th Article of the Constitution of the Republic of Slovenia - URS (Official Gazette of RS, No. 33/1991, 42/1997, 66/2000, 24/2003, 69/2004 in 68/2006), in the administrative review process of reciprocity as a condition for the acquisition of the title of real property of foreigners in the Republic of Slovenia. Reciprocity notes the Ministry of Justice, for each property (which is entered in the land register), respectively. The foreigner must establish the role of reciprocity among other things, attach the document with details of the property, which is the subject of acquisition. Document issued by the local competent regional geodetic surveys, and within 30 days of receipt of application for the document. This document constitutes an annex to the application for a declaration of reciprocity, which is filed with the Ministry of Justice.

Surveying after the application for the issue of the document field visit and also invite the component authorities to provide, within eight days with information about the areas in which the property is located. Based on field inspection, their own records and information obtained geodetic issue the document. If the competent authorities of the data is transmitted, the document is issued on the basis of available data.

Request for a document with details of the property shall be filed on Surveying and Mapping authority. <http://e-uprava.gov.si/e-uprava/dogodkiPrebivalci.euprava?zdid=1385&sid=1300>

The hiring process is the same as selling (certain municipalities have a policy about rentals). The rent is for a limited period, up to 5 years, an in exceptional cases it can be extended.

Every disposal as well as rental must be posted in the media act (Official Gazette, MUV, Lex localis, etc...) and web portal. The day to rental is at least 15 days before deadline, and at least 15 days and not more than 45 days, before the expiry of the sale.

Care should be taken by selling a property that were owned by municipalities prior to 1993 (before the Law on Denationalization) if it is in the denationalization process.

Licences issued by an administrative unit:

- construction + low construction
<http://e-uprava.gov.si/e-uprava/dogodkiPrebivalci.euprava?zdid=124&sid=865>
- useful
<http://e-uprava.gov.si/euprava/dogodkiPrebivalci.euprava?zdid=124&sid=1186>
- acquisition of project conditions and consents
<http://e-uprava.gov.si/e-uprava/dogodkiPrebivalci.euprava?zdid=124&sid=762>
- obtaining location information
<http://e-uprava.gov.si/e-uprava/dogodkiPrebivalci.euprava?zdid=845&sid=1309>
- obtaining a certificate of land use land
<http://e-uprava.gov.si/e-uprava/dogodkiPrebivalci.euprava?zdid=845&sid=1308>
- fire consent to the project for building permission
<http://e-uprava.gov.si/e-uprava/dogodkiPrebivalci.euprava?zdid=845&sid=751>

More information: <http://e-uprava.gov.si/e-uprava/dogodkiPrebivalci.euprava?zdid=845>