CHECKLIST | BUYING IN BUDAPEST

Foreign Buyer Document and Cost Checklist

Yes, foreigners can buy, and most Budapest purchases go through without a hitch. This checklist covers the permit, the documents your lawyer verifies, the deposit terms, the costs to budget and the handover, with the Hungarian term for each item so you recognise it in your paperwork.

Can you buy, and what to line up first

- [ ] **EU and EEA citizens** buy on the same footing as Hungarians, with no special permission for a normal home.
- [ ] **Non-EU buyers** first need an acquisition permit from the government office where the property is (in Budapest, **Budapest Főváros Kormányhivatala**): 65,000 HUF (about 180 EUR) per property (13,000 HUF for buyers with free-movement or long-term residence status who have applied for Hungarian citizenship), routine for ordinary homes, with a 45-day legal deadline for the decision. Your lawyer files it.
- [ ] **Engage your own independent, bilingual lawyer (ügyvéd) early.** A lawyer's countersignature (or a notary's public deed) is required for the land registry, and your lawyer checks the title and keeps the money flow safe.
- [ ] **Good to know:** buying a home does not by itself grant residency. Since 15 January 2025 the Guest Investor programme has no direct property option. Plan your residence permit separately.

Documents to check before you sign

- [ ] **A fresh tulajdoni lap** (title deed extract) from the electronic land registry (E-ING), ideally pulled by your lawyer hours before signing. An authenticated copy costs about 4,800 HUF.
- [ ] **Owner match:** the registered owner is exactly the person selling, by full name and share.
- [ ] **Property identity:** the helyrajzi szám, address, floor area and classification match the flat you are buying.
- [ ] **Burdens section:** any mortgage or right of use. A seller's mortgage is normal and is cleared at completion through your lawyer's escrow (**ügyvédi letét**).
- [ ] **The széljegy line** at the top: pending applications not yet registered. A quick read every time.
- [ ] **Energy certificate** (**energetikai tanúsítvány**) from the seller.
- [ ] **Electrical safety inspection** (**villamos biztonsági felülvizsgálat**), required for a sale since 2024 unless one was done in the last six years.
- [ ] **Pre-emption rights** (**elővásárlási jog**) of co-owners or the municipality, cleared before you commit.
- [ ] **Condominium debt:** confirm nothing is owed on the unit or by the building.

Deposit terms

- [ ] Know whether you are paying a **foglaló** or an **előleg**, and make the contract say which.
- [ ] A **foglaló** (earnest money, typically around 10 percent): the buyer forfeits it by walking away without good cause; a seller who backs out returns double.
- [ ] An **előleg** is a simple advance, returned if the deal falls through.
- [ ] **Buying with a mortgage?** Ask your lawyer to add a financing condition so the foglaló comes back if the bank declines the loan (needs the seller's agreement).

Costs to budget

Budget roughly 5 to 6 percent of the price in one-off costs for a resale home.

Cost	Typical amount	Who pays
Transfer duty (**illeték**)	4% of market value up to 1 billion HUF; 2% on the portion above; capped at 200 million HUF per property. Same for residents and foreigners.	Buyer; NAV assesses after completion
Lawyer fee (**ügyvéd**)	About 0.5% to 1% of the price plus 27% VAT (some quote up to 1.5%); published minimum fees around 100,000 to 150,000 HUF	Buyer (resale custom)
Non-EU acquisition permit	65,000 HUF per property (about 180 EUR)	Buyer, non-EU only
Valuation (**értékbecslés**)	About 40,000 to 60,000 HUF; often waived under a bank promotion	Buyer, if financing
Loan disbursement (**folyósítási díj**)	Often a percentage of the loan; frequently waived	Buyer, if financing
Mortgage charge registration	20,000 HUF, fixed since mid-2024	Buyer, if financing
Land registry filing fee	10,600 HUF per property (about 29 EUR)	Buyer
VAT on new builds	5% reduced (flats up to 150 m^2) or 27% standard, normally already in the price. Current law ends the 5% rate on 31 Dec 2026; an extension was announced and is before Parliament, not yet law. Ask your lawyer.	Built into price
Agent commission	3% to 5% plus 27% VAT, built into the asking price	Seller (normally)

Money and the transfer

- [ ] Have proof of funds ready early; anti-money-laundering checks on the source of funds are standard.

- [ ] Compare your bank with a currency specialist before converting a large amount to HUF; rates differ meaningfully.
- [ ] **State-backed loan:** Wekerle Plusz (from 28 October 2026, replacing Otthon Start, which closed to new buyers on 31 October 2026) lends up to 50 million HUF (about 137,000 EUR) at no more than 3 percent fixed for a new home or 5 percent for a used one, for first-time buyers aged 18 to 45. EEA citizens living here over three months and non-EU nationals with long-term residence can qualify (Government Decree 298/2026). See the financing guide.
- [ ] Plan the transfer route before you agree deadlines, so the foglaló and each installment land on time.
- [ ] Buying from abroad? A power of attorney (**meghatalmazás**) lets your lawyer sign for you; signatures made abroad usually need consular certification or an apostille.

Handover and after

- [ ] At the **birtokbaadás** (handover), collect the keys and the zero-balance certificates (**nullás igazolás**) for utilities and the building.
- [ ] Read and photograph the meters and sign a handover record (**átadás-átvételi jegyzőkönyv**).
- [ ] Home insurance (**lakásbiztosítás**) from handover day; risk passes to you then, and a lender will require it.
- [ ] Transfer the utilities into your name, generally within about 15 days.
- [ ] Your lawyer files the transfer within 30 days of signing; registration timing varies, from a quick automatic decision on a simple transfer to several weeks.

Euro figures are approximate, at about 365 HUF per EUR (ECB reference rate, 30 October 2026); check the live rate against any real offer. Cost rates from www.hona.hu/costs (NAV rules and conveyancing custom). Figures and steps are taken from the guide at www.hona.hu/buying, where each one is sourced and dated. This is general information, not legal advice. Rules and fees can change, so confirm anything that matters with the relevant office or your own lawyer.