

Your Essential Checklist to Buying Property in Italy



Turning your dream of Italian living into reality starts with a clear roadmap. This streamlined checklist will help you stay organized, ask the right questions, and move forward with clarity.

■ Clarify Your Vision:

Decide what kind of lifestyle you're after—quiet countryside, vibrant city, or seaside retreat—and whether your home will be full-time, seasonal, or an investment.

■ Set a Realistic Budget:

Factor in the full cost of ownership: property price plus around 10–15% for taxes, notary fees, and any renovations or upgrades.

■ Secure Your Codice Fiscale:

This Italian tax ID is essential for legal documents, bank accounts, and contracts. You can apply in Italy or at an Italian consulate.

■ Choose the Right Local Agent:

Your RE/MAX agent is more than a property guide—they're your cultural translator, advisor, and advocate throughout the process.



■ Explore Locations Thoughtfully:

Consider climate, transport, daily amenities, and community vibe. A local agent can point you toward areas that match both your lifestyle and budget.

■ Make an Offer and Sign the Compromesso:

Once you've found the right property, you'll sign a preliminary agreement with a deposit (typically 10–30%) to secure the deal.

■ Work with a Notary and Legal Team:

A public notary (notaio) ensures the transaction is lawful, verifies ownership, and confirms the property is free of liens or legal issues.

■ Complete Due Diligence:

Your team will check land records, zoning, and building compliance, especially important in historic or rural properties.

■ Sign the Final Deed (Rogito Notarile):

At this final appointment, you'll pay the balance, sign the official sale contract, and the property becomes yours.

■ Get Ready to Settle In:

From registering the sale to setting up utilities, a good agent helps with post-sale logistics so you can focus on settling into your new home.

A checklist can keep you on track—but a trusted local expert can take you even further. With a RE/MAX agent at your side, you'll gain clarity, confidence, and the kind of support that turns a big move into a smooth transition. Keep this guide handy as you take the next steps toward your life in Italy.

By following these steps and working with RE/MAX experts, you can confidently begin your journey to owning a property in Italy.