

Restrictions on the acquisition of Swiss real estate by foreign persons

This table shows all possibilities of real estate ownership by foreign persons, except regarding agricultural property , which is only possible to acquire by active farmers who work and live on the property.			Non-EU / EFTA ⁴ citizens					EU / EFTA ⁴ citizens			Everyone
			With domicile in Switzerland		Short stay residence permit (< 1 year)	Border commuters	Without domicile in Switzerland	Border commuters	Short stay residence permit (< 1 year)	Long-term residence or permanent residence permit ³	With OR Without domicile in Switzerland: Andermatt Swiss Alps Only
			Permanent residence permit	Annually renewable residence permit							
			(C)	(B)	(L)	(G)		(G)	(L)	(B or C)	
Direct ownership	Commercial real estate	Own use	Yes							Yes	
		Investment	Yes							Yes	
		Undeveloped land	Yes	No	No	No	No	No	No	Yes	Yes
	Residential real estate	Own use (primary residence)	Yes	Yes	No	No	No	No	No ²	Yes	Yes
		Own use (secondary residence)	Yes	Yes	No	No	No	Yes ¹	Yes ¹	Yes	Yes
		Holiday home (subject to quotas)	Yes	With permit	With permit	With permit	With permit	Yes ¹	Yes ¹	Yes	Yes
		Investment	Yes	No	No	No	No	No	No ²	Yes	Yes
		Undeveloped land	Yes	No	No	No	No	No	No	Yes	Yes
	Shares in a legal entity	Not quoted on Swiss stock exchange	Commercial real estate	Yes							Yes
			Residential real estate	Yes	Up to 33% of share capital or voting rights					Yes	Yes
Quoted on Swiss stock exchange		Any other type of real estate	Yes								
	Real estate investment funds										

Yes	purchase possible	1	in area of his/her work in Switzerland
No	purchase not possible	2	If main residence is in Switzerland approval may be granted
With permit	purchase possible, subject to approval and subject to quotas	3	Provided that main residence is in Switzerland
		4	EFTA = Iceland, Norway, Switzerland and Liechtenstein