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Key Updates to Greek Tax Legislation and Compliance Rules

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Introduction

The introduction of Tax Binding Rulings ("*Φορολογικές Δεσμευτικές Απαντήσεις*" – "*F.D.A.*") alongside enhanced obligations under the DAC regime, by means of the very recently introduced Law 5301/2026 reflects a broader shift toward real-time transparency, cross-border information exchange, and greater tax certainty at both national and EU level. In this context, proactive legal and tax structuring is essential to ensure compliance, manage risk, and secure binding clarity on the application of tax rules to complex or cross-border transactions.

Exchange Of Information – incorporation of DAC 8 & 9

By means of Law 5301/2026, the provisions of Council Directive (EU) 2023/2226 (DAC 9) concerning the Pillar Two minimum taxation framework for multinational enterprise groups, as well as Council Directive (EU) 2025/872 (DAC 8), which expands administrative cooperation rules in tax matters to cover crypto-assets and certain electronic money arrangements by amending Directive 2011/16/EU, have been incorporated into national law.

DAC 8 introduces enhanced reporting, due diligence, and information-exchange obligations relating to crypto-asset transactions and other emerging forms of digital and alternative financial activity. Their objective is to improve the ability of tax authorities to detect, prevent, and combat tax fraud, tax evasion, and aggressive tax avoidance practices arising from the growing use of crypto-assets, decentralized financial instruments, and alternative methods of payment and investment, while ensuring greater transparency, regulatory consistency, and effective tax compliance across the European Union.

On the other hand, the so-called **DAC9** introduces rules for the automatic exchange of tax-related information concerning the "top-up tax" arising from the global minimum taxation framework for multinational enterprise groups under the OECD Pillar Two initiative. Law 5301/2026 also establishes for the submission format and information exchange.

In practical terms, the law strengthens cross-border tax information exchange, reporting obligations for crypto-asset service providers, transparency for digital and offshore transactions, and enforcement of the global minimum corporate tax regime under Pillar Two.

Tax rulings - "F.D.A."

The new concept of "tax rulings" is introduced in Greek tax legislation, which provides for the issuance of a Binding Tax Ruling (BTR) by the Governor of the Independent Authority for Public Revenue (IAPR), following the submission of a relevant application by a taxpayer to the Tax Administration, subject to the payment of a fee.

In more detail, article 9A of 5104/2024 (article added by means of Law 5301/2026) introduces a

specific framework for "*Tax Binding Rulings*" ("*Φορολογικές Δεσμευτικές Απαντήσεις*" – "*F.D.A.*") to be issued by the Governor of the Independent Authority for Public Revenue (AADE). As per such new regime taxpayers may request a ruling on the interpretation of tax or customs law in relation to specific, future factual scenarios, upon payment of a fee. Certain matters are excluded, including transfer pricing advance pricing agreements, issues involving foreign law application in Greece, and cases already subject to administrative or judicial appeal proceedings.

Rulings must generally be issued within 150 days, otherwise it must inform the applicant in writing of the rejection. If issued, they are binding on the tax administration provided the facts and legal framework remain unchanged and no contrary Supreme Court's interpretation exists. Taxpayers who comply with a valid ruling are protected from penalties for inaccurate or non-filed declarations.

Lastly, a minimum fee of €3,500 applies, with a total fee ranging between €10,000 and €50,000 depending on complexity and other factors, with partial refunds available if the request is rejected. Rulings are published in anonymized form on the AADE website, subject to protection of business and professional secrets.

Real Estate Ownership and Management Register (M.I.D.A.) - Amendments in the Property Tax Code

As from 2027, the Property Ownership and Management Registry (M.I.D.A.) will serve as the reference source for determining a taxpayer's principal residence for the purposes of granting exemptions from the Unified Property Tax (ENFIA) in small settlements. Transitional provisions are also introduced until the M.I.D.A. becomes fully operational, and clarifications are provided regarding the calculation of the total value of individuals' real estate property. The M.I.D.A. is thereby established as the official information source for verifying eligibility for the exemption of primary residences located in the relevant settlements (articles 32-34).

Other measures

Significant changes to the Code of Tax Procedures are introduced pursuant to article 37, regarding VAT and tax penalties. It extends administrative fines to cases where VAT declarations are late or non-filed even when no tax is due, but also introduces several exemptions and relief rules, including:

- No penalties for small-value late declarations (≤ €100) in various tax categories.
- New penalty exemption for minors, including cases involving income attributed to children.
- No fines for certain cases of late filing linked to objectively impossible business activity by minors.
- Adjustments to the VAT penalty framework, including differentiation by accounting system (simplified vs double-entry).
- Rules clarifying when penalties do not apply and provisions for retroactive cancellation/refund of fines already imposed in certain cases.
- Transitional rules on applicability as of 19.4.2024 onwards.

Article 38 of Law 5301/2026 tightens enforcement on cash payment restrictions, providing that:

- Businesses accepting cash payments of €500 or more for transactions with individuals in breach of rules are subject to a penalty equal to double the cash amount received.

Law 5301/2026 amends the rules on how the deemed minimum taxable income for "*sole proprietorships*" ("*ατομική επιχείρηση*") is calculated and which taxpayers benefit from exemptions or reductions. The amendments introduced concern the calculation of minimum income (Article 28A) which is capped at **€50,000** and is calculated based on, among other the minimum wage, with increases depending on years of activity, an additional percentage linked to personnel payroll costs, a 5% surcharge on turnover exceeding the sectoral average for the relevant business activity ("*KAD*"). Furthermore, the law also includes a reduction of deemed income (Article 28Γ), which is reduced by **50%** for certain categories, such as large families, persons with disabilities (≥67%), single-parent households, taxi owners with ≤25% vehicle ownership, and school canteen operators.

How KG can assist you

As a law firm, we assist clients in effectively navigating the evolving framework of advanced tax certainty and international tax transparency, particularly using Tax Rulings and the application of DAC-related obligations. We advise on the strategic preparation and submission of ruling applications to the Independent Authority for Public Revenue (AADE), ensuring that complex factual scenarios are properly structured to obtain clear, binding interpretations of Greek tax and customs law. Our support covers end-to-end case development, including legal analysis, documentation, and coordination with competent authorities throughout the ruling process, as well as assessment of the binding effect and risk mitigation impact of issued rulings.

Furthermore, we provide comprehensive guidance on compliance with the EU administrative cooperation framework under DAC rules, including obligations relating to exchange of information, crypto-asset reporting, and cross-border tax transparency. This includes assessing reporting obligations, aligning internal tax governance structures with DAC requirements, and managing potential exposure arising from international data exchanges between tax authorities. Where necessary, we also represent clients in interactions with tax authorities regarding DAC-related inquiries, audits, or disputes, ensuring consistency between domestic tax positions and international reporting obligations while safeguarding legal certainty and confidentiality interests.

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