Property Acquisition Grant Scheme 2023

1. Title and aim of the Scheme

The Property Acquisition Grant is intended for people who acquired their first residential property after 1st January 2022. This grant, which will amount to ten thousand Euros (€10,000) or twenty thousand (€20,000) in case of first time buyer applicant holding a valid EU Disability Card issued by Agenzija Sapport, will be given over a period of ten (10) years to applicant who has acquired a property. The grant will be given once a year through payments of one thousand Euro (€1,000) or two thousand Euro (€2,000) each.

Under this scheme, Second Time Buyers will also benefit if they previously owned a residential property but currently do not own any other residential property in their name, apart from the property purchased after 1st January 2026, which is being used or will be used as their sole and primary residence. With this scheme, the Housing Authority will be helping these young people in the first crucial years of their important investment and also encouraging them to become homeowners.

2. Definition of terms.

Throughout the Notice unless the context otherwise requires:

(a) "Advert" means Advert which appears in the Government Gazette of the 17th February 2023;

(b) "applicant" means a person who applies under this scheme and when application is made by two applicants jointly, shall include all applicants in solidum;

(c) "the Authority" means the Housing Authority established by Article 3 of the Housing Authority Act, (Cap 261);

(d) the word ‘bank’ has the same definition given to it in the Act of Commercial Banking (Act No XV of 1994);

(e) the word ‘beneficiary’ means every person who benefits under this Advert;

(f) “First Time Buyers” means an applicant who has acquired a residence as stipulated in Duty on Documents and Transfers Act, Subsidiary Legislation 364.12;

(g) “Second Time Buyers” means applicants who previously owned a residential property but currently do not own any other residential property in their name, except for the property purchased after 1st January 2026, which is being used or will be used as their sole and primary residence;

(h) “Grant” means the grant provided under this scheme, in the amounts as established in this scheme.

In this scheme, the singular shall import the plural and the masculine shall import the feminine.

3. Conditions of the scheme

(a) Under this Scheme the grant will amount to ten thousand Euro (€10,000) spread over a period of ten (10) years. The amount of one thousand Euro (€1,000) per annum will be issued by the Housing Authority in favour of the applicants;

(b) In the case of a first-time buyer who holds a valid EU Disability Card issued by Agenzija Sapport, the grant under this scheme shall amount to twenty thousand euros (€20,000) over a period of ten years. An amount of two thousand euros (€2,000) shall be paid by the Housing Authority once a year.

(c) In the case of a couple who acquired the property jointly and in solidum, and the property is not the first residence of one of the applicants, the grant shall amount to five thousand euros (€5,000), that is, five hundred euros (€500) per year for ten (10) years.

(d) In the case of a couple where one of the couple holds a valid EU Disability Card issued by Agenzija Sapport, and who acquired the property jointly and in solidum, and the property is not the first residence of one of the applicants, the grant shall amount to ten thousand euros (€10,000), that is, one thousand euros (€1,000) per year for ten (10) years.

(e) The property must have been purchased through a bank home loan;

(f) In the event of closure of loan account for any reason, the grant will be suspended immediately, and no further payments will be issued;

(g) Applicants must submit their application until 31st July of the year following the signing of the deed, that is:-

- applicants who signed their deed in the year 2026, must submit the application by 31st July 2027 and;
- applicants who signed their deed in the year 2027, must submit the application by 31st July 2028 and so on;
- applicants who signed their deed in the year 2028, must submit the application by 31st July 2029 and so on;

The payment under this scheme is made once a year, that is, in June of each year.

(h) The property that qualifies under the scheme must be used and occupied by the applicants exclusively as their ordinary residence;

(i) The annual grant of one thousand Euro (€1,000) will be deposited into the applicant's bank account. The bank account should be the account from which the monthly loan repayment is issued.

(j) In the case of a couple who acquired the property together and *in solidum*, they must submit a joint bank account in their name in order to have their grant deposited in same joint account;

(k) In the event that the loan is terminated for any reason and/or the property subject to the loan is transferred to third parties, the applicants are obliged to inform the Housing Authority within a fortnight from when this a loan is terminated or from when the property subject to the loan is transferred so that the beneficiary ceases to remain eligible for the grant from one year to the next. In the default, the beneficiary must refund the full grant to the Housing Authority together with interest/penalties for each day;

(l) In the event that applicants submit their application after the date stipulated in clause 3(g), they will lose the grant of one thousand Euros (€1,000) for each year of late submission of application;

(m) The purchased property qualifies as the first residence of one of the applicants as stipulated in Duty on Documents and Transfers Act, Subsidiary Legislation 364.12 and in the Inland Revenue guidelines on the definition of "first time buyers" on the website https://cfr.gov.mt/en/inlandrevenue/legal-technical/Documents/Guidelines%20FTB.pdf

(n) In the case of second time buyers, they shall only qualify if the first property purchased is no longer in their possession, they currently do not own any other residential property in their name, and they are now purchasing the property as their sole and primary residence. In this case, the contract of purchase of the property must be dated after 1st January 2026. The applicants must submit with the application searches carried out by their Notary from the age of sixteen onwards up to the date of the contract, confirming that they do not own any other residential property in their name and that they satisfy the requirements of a second-time buyer under this scheme.

(o) In the case of second time buyers who are single persons who have already benefited from this scheme in respect of another property, and who are eligible under this scheme, they shall be entitled to the remaining balance of the grant, up to a maximum of €10,000. In the event that they have already benefited from the full grant of €10,000, they shall not be eligible to apply for the grant as second time buyers.

(p) In the case of second time buyers who are a couple who have already benefited from this scheme in respect of another property, and who separately satisfy the eligibility criteria of this scheme, each applicant shall be entitled to the remaining balance of the grant, up to a maximum of €10,000. In the event that they have already benefited from the full grant of €10,000, they shall not be eligible to apply for the grant as second time buyers.

4. Method of application

(a) A person who qualifies under this Scheme shall submit an application on the prescribed form at the offices of the Housing Authority 22 Pietro Floriani Street Floriana, Malta and from the Housing Authority branch Office 5 Level 3 74 George Borg Olivier Street Victoria, Gozo or online from the Housing Authority website;

(b) The application must be submitted after the signing of the deed;

(c) The Housing Authority retains the right to close the scheme when it deems fit and this through a notice in the Government Gazette.

5. Validity of the application.

To be valid the application must satisfy the following requirements:-

(a) the application must be made on the prescribed form and must be duly and completely filled;

(b) the application must be signed by all applicants;

(c) the application must be accompanied with all necessary documents;

6. Qualifications to apply

On the date of publication of this Advert in the Government Gazette, the applicants should in all circumstances satisfy the following criteria:-

(a) applicants are Maltese Citizens and citizens of the EU. EU Citizens must be acquiring their first residence and must satisfy the criteria issued by any Authority and/or by the Office of the Prime Minister. In the case of married couples / two persons who have entered into a Civil Union and who are not legally separated, one of the couple must be Maltese Citizen;

(b) the purchased property qualifies as the first residence of one of the applicants as stipulated in Duty on Documents and Transfers Act, Subsidiary Legislation 364.12 and in the Inland Revenue guidelines on the definition of "first time buyers" on the website https://cfr.gov.mt/en/inlandrevenue/legal-technical/Documents/Guidelines%20FTB.pdf

7. Disqualification

Persons shall not qualify to make an application under this scheme if:-

(a) The deed of acquisition was signed before 1st January 2022;

(b) In case of second time buyers, the deed of acquisition was signed before 1st January 2026;

(c) The property purchased was not the first property acquired by the applicant and this as stipulated in Duty on Documents and Transfers Act, Subsidiary Legislation 364.12;

(d) The property was not purchased through a bank loan (home loan);

(e) In the case of second time buyers, they own another residential property in their name, other than the property purchased after 1st January 2026, which is being used or will be used as their sole and primary residence;

(f) They have already benefited from the maximum grant of €10,000.

8. Loss of Grant

The Grant is suspended immediately in case the property is transferred to third parties or loan on the property is fully paid. In the case of a couple acquiring the property together and their marriage or relationship is terminated and one of the couple decides to retain the property, then the remaining grant, will continue to be given to the applicant who kept the property in its entirety.

9. Transfer of property

In case the beneficiaries want to transfer to the third parties the property acquired before the end of the ten (10) years from application under this scheme, they must inform the Housing Authority of this upon signing of the Promise of Sale and this so that the Housing Authority can stop the grant approved under this scheme.

10. Information

The Authority may require the applicants to sign and confirm any declaration in any form, even under oath, it may consider necessary for the carrying out of this Scheme.

The Housing Authority reserves the right to contact any government department/entities for the processing/verification of the application and therefore the applicants give their consent to such collection of information.

The Authority can request any information about the loan from the respective Banks, in line with the laws in force, including but not limited to the Housing Authority Act, Chapter 261 of the Laws of Malta.

11. Penalty for false information

If at any time, it results that applicants have made a false declaration or given incorrect information/documents for the purposes of any application, without prejudice to any penalty for which they may have become liable under any other law, applicants shall be liable to the payment to the Authority, of a fine which the Authority deems fit . They will also be disqualified for a period of five (5) years from benefiting from any scheme made with the approval of the Minister responsible for Housing, and shall forfeit the right to any benefit under this Scheme.

Incorrect or false declaration/documents may also lead the applicant to the commencement of criminal procedures against him.

12. Administrative charges and abandoned applications

(a) Each application for assistance under this Scheme shall be lodged to the Authority and such application shall not be accepted unless accompanied by an one-time payment of twenty five Euros (€25) as an administrative charges and together with all the necessary documents. These charges are not refunded to applicant for any reason whatsoever.

(b) Where any applicant under this Scheme stops the processing of the application, the application shall be deemed to have been abandoned and any expenses and deposits incurred by the applicants in connection with their application, shall not be recoverable by the applicants whether or not their application is successful.

13. Right of refusal

Notwithstanding anything contained in the foregoing provisions of this Scheme, the Authority shall have the right to refuse any application.

14. Duration of scheme

This Scheme shall remain in force for a period of twelve (12) months from the date of its publication in the Government Gazette, and shall be automatically renewed for further periods of one year each unless a Notice to the contrary is published in the Government Gazette indicating that the scheme has been withdrawn.

15. Interpretation

In case the Maltese text differs from the English text, the Maltese text will prevail.

16. Amendment of scheme

The Authority shall have the right to make any amendments to this Scheme by publication of the said amendments in the Government Gazette. Such amendments may be made applicable retroactively. No amendments shall subject the Authority to an action for damages or any other legal action.