

## **The law affecting owners of properties in France is going to change!**

As a result of the Succession Regulation (EU) 650/12 of the European Parliament and of the Council which entered into force on 17<sup>th</sup> August 2012 the rules affecting British owners of properties in France or those resident in France on a permanent basis, are set to change. The provisions will enter into force on 17<sup>th</sup> August 2015 and will have a direct effect on those British nationals living in France at that time. England and Wales have opted out of the new law but even so English resident owners of property in France may in the future have a choice as to the succession law which will apply to their French property on death.

Although the new rules will not apply for a further three years, individuals likely to be affected are advised to seek advice at this stage so as to understand how the new rules will apply to them and so as to begin to put in place arrangements to apply post 17 August 2015 if relevant.

Dawn Alderson, a partner and avocat at the Bordeaux Bar and head of the French team at Russell Cooke has commented, "We believe that there has not been enough coverage in the Press of the effect of the new Regulation in England and Wales. I think that it is assumed that it can be ignored here as the United Kingdom has opted out, but in fact for owners of property in France there will be significant changes. Our advice to anyone concerned is that they should contact us so that we can review their individual positions and advise as to any measures to be put in place."

For further information please contact:

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