

## Prices of notarial services – notes for consumers

---

### General

The amount of notarial fees is legally regulated in the Ordinance of the Canton of Lucerne regarding Notarisation Fees of 24 November 1973 (SRL no. 258; <<http://srl.lu.ch/frontend/versions/958>>).

Notarial fees and all associated outlays are liable for value-added tax. All the amounts listed below are exclusive of value-added tax and any outlays incurred.

Where reference is made below to fees based on time expenditure, the notary's fee per hour is between CHF 180.00 to CHF 300.00 and the one applicable for the notary's employees (clerk, legal assistant) is between CHF 70.00 to CHF 160.00, in each case exclusive of value-added tax and any outlays incurred.

The list contained in this information sheet is limited to the most frequent consumer transactions.

### **Marriage contract, property agreement in accordance with art. 25 of the Swiss Partnership Act**

Conclusion, amendment or termination (section 16 of the Ordinance regarding Notarisation Fees):

Fee based on time expenditure, min. CHF 500.00, max. CHF 3,000.00.

If real estate properties are affected by the agreement or an inventory needs to be drawn up: price on request.

### **Advance Care Directive**

Execution or amendment (section 18a of the Ordinance regarding Notarisation Fees):

Fee based on time expenditure, min. CHF 100.00, max. CHF 3,000.00.

### **Testaments, contracts of inheritance**

Execution of testament or contract of inheritance (section 19 of the Ordinance regarding Notarisation Fees)

Fee based on time expenditure, min. CHF 500.00, max. CHF 5,000.00.

Amendment to testament or contract of inheritance: fee based on time expenditure, min. CHF 150.00, max. CHF 2,000.00.

Termination of testament or contract of inheritance: fee based on time expenditure, min. CHF 150.00, max. CHF 300.00.

### Transfer of real estate

(purchase contracts, donation contracts etc.; section 21 of the Ordinance regarding Notarisation Fees)

3‰ of contractual sum/cadastral value up to	CHF	500,000.00
plus 2.5‰ of amount exceeding	CHF	500,000.00
up to	CHF	1,000,000.00
plus 2‰ of amount exceeding	CHF	1,000,000.00
up to	CHF	5,000,000.00
plus 1‰ of amount exceeding	CHF	5,000,000.00
up to	CHF	10,000,000.00

No fee will be charged on the contractual sum exceeding CHF 10,000,000.00.

The fee is a minimum of CHF 500.00 and a maximum of CHF 15,750.00.

In the case of transfer of real estate land registration fees amounting to 2‰ of the contractual sum/cadastral value, any possible property transfer taxes amounting to 1.5% of the contractual sum/cadastral value and any possible real estate profit taxes are additionally incurred.

As a rule, the notarisation and land registration fees are split in half between the transferor and the transferee.

### Pledge agreements

(section 29 of the Ordinance regarding Notarisation Fees)

2‰ of the amount pledged up to	CHF	500,000.00
plus 1.25‰ of amount exceeding	CHF	500,000.00
up to	CHF	1,000,000.00
plus 0.75‰ of amount exceeding	CHF	1,000,000.00
up to	CHF	5,000,000.00
plus 0.5‰ of amount exceeding	CHF	5,000,000.00
up to	CHF	10,000,000.00

No fee will be charged on the amount pledged exceeding CHF 10,000,000.00.

The fee is a minimum of CHF 300.00 and a maximum of CHF 7,125.00.

For the registration of pledges additional land registration fees amounting to 2‰ of the amount pledged are incurred.

Conversion, splitting and transfer of pledges as well as pledge renewal and the performance of further activities concerning pledges: price on request.

### **Creation of easements**

Creation, amendment or termination of an easement, except as regards distinct and permanent building rights (section 26 of the Ordinance regarding Notarisation Fees): Fee based on time expenditure, min. CHF 200.00, max. CHF 5,000.00.

Creation of distinct and permanent building rights: price on request.

### **Certifications**

(sections 11-13 of the Ordinance regarding Notarisation Fees)

of a signature:	CHF	30.00
of copies produced by third parties:	CHF	20.00 for the first and
	CHF	5.00 for each subsequent page
of copies produced by the notary:	CHF	10.00 for the first and
	CHF	2.00 for each subsequent page
		plus CHF 0.30 per copy made
of a translation:		Price on request

### **Administration of an oath, affirmation in lieu of an oath**

(section 47 of the Ordinance regarding Notarisation Fees)

Fee based on time expenditure, min. CHF 100.00, max. CHF 1,000.00.

### **Preparatory and follow-up work to be remunerated separately**

(section 3 of the Ordinance regarding Notarisation Fees)

The following work is billed based on time expenditure:

Parcelling (including revision of easements), discharges of lien, building land rationalisation by agreement under private law, drafting of usage and administrative regulations for condominium or co-ownership associations.

Ascertainment of pre-emptors and notification of pre-emption event, submission of a testamentary disposition for official safekeeping, clarifications concerning value limits and the approval requirement of a legal transaction, obtaining declarations of consent, applications for the approval of a legal transaction or the ascertainment by an authority of the approval

requirement of a legal transaction, application for estimation distribution, trustee functions for the execution of notarised transactions.

### **Outlays and value-added tax**

(section 9 of the Ordinance regarding Notarisation Fees)

Postage, telephone charges, travel expenses etc.: according to effective costs incurred  
Value-added tax: on the basis of the current value-added tax rate

### **General notes**

We reserve the right to set the fee in accordance with time expenditure if the standard notarisation fee is lower (cf. section 4 of the Ordinance regarding Notarisation Fees).

The foundation of legal entities and creation of condominiums do not normally constitute consumer transactions. On request, we will be pleased to inform you of the price for these and other services. The corresponding provisions in the Ordinance regarding Notarisation Fees are binding.

Lucerne, January 2022

Enclosure (separate): Ordinance regarding Notarisation Fees of 24 November 1973  
(Status as of 1 January 2022)

Notarial fees as of 2022.docx