

# REAL ESTATE GLOSSARY: ITALY-ENGLISH

*Curated by Domus Sicilia Immobiliare*

This glossary is designed to help international clients navigate the technical, bureaucratic, and legal terminology of the Sicilian real estate market.

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## DOCUMENTS & CERTIFICATIONS

- **SCA (Certified Notification of Fitness for Use):** (Formerly *Abitabilità*). The modern document certifying that a building meets safety, hygiene, and energy-saving standards.
  - **APE (Energy Performance Certificate):** A mandatory document indicating the building's energy efficiency class (ranging from A4 to G).
  - **CDU (Urban Destination Certificate):** A municipal document specifying the permitted use of a plot of land (e.g., agricultural, residential, industrial).
  - **Land Registry Search (Visura Catastale):** A document providing property data, the owner's details, and the "cadastral income" (taxable value).
  - **Cadastral Floor Plan (Planimetria Catastale):** The official floor plan filed with the Land Registry. For a sale to be valid, it must perfectly match the actual layout of the house.
  - **Title Deed / Deed of Origin (Atto di Provenienza):** The legal act (sale, gift, or inheritance) that proves how the seller became the rightful owner.
  - **Declaration of Conformity (DiCo):** Technical certifications for utilities (electrical, water, gas) issued by qualified technicians.
  - **Static Testing Certificate (Collaudo Statico):** A certificate signed by an engineer ensuring the structural stability of the building.
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## URBAN PLANNING & CONSTRUCTION

- **Consolidated Law on Construction (Testo Unico dell'Edilizia - D.P.R. 380/01):** The primary set of regulations governing all building and construction activities in Italy.
- **Building Permit (Permesso di Costruire - PDC):** Official authorization required for new constructions or major structural renovations.
- **CILA / SCIA (Certified Notifications of Start of Works):** Simplified procedures for minor internal renovations or structural changes that do not require a full permit.
- **Green Building (Bioedilizia):** Construction techniques with low environmental impact (e.g., wooden, straw, or eco-friendly prefab homes).
- **Building Density Index (Indice di Edificabilità):** The ratio that determines how many cubic meters can be built per square meter of land.

- **Amnesty / Legalization (Sanatoria):** A procedure to legalize minor building violations by paying a fine, provided the work complies with current laws.
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## 🏠 CONSTRAINTS & TERRITORY

- **Superintendency of Cultural Heritage (Soprintendenza):** The government body that must approve projects in historical centers or areas with protected status.
  - **Landscape Constraint (Vincolo Paesaggistico):** A legal restriction to protect areas of high natural value (coastlines, parks, Mount Etna).
  - **Building Violation (Abuso Edilizio):** Any construction carried out without permits or in a way that differs from the approved project.
  - **Unauthorized Subdivision (Lottizzazione Abusiva):** A serious crime involving the transformation of agricultural land into a residential area without authorization.
  - **Professional Agricultural Entrepreneur (IAP):** A legal status for those whose primary income is farming, often granting special permissions to build on agricultural land.
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## 💰 LEGAL & SALES TERMS

- **Urban Planning Compliance (Conformità Urbanistica):** The exact match between the physical state of the building and the permits filed at the Town Hall.
- **Usufruct (Usufrutto):** The right to live in and use a property owned by someone else for a set time or for life.
- **Bare Ownership (Nuda Proprietà):** Purchasing the ownership of a house while another person (the usufructuary) retains the right to live in it.
- **Mortgage (Mutuo):** A bank loan specifically for the purchase of real estate.
- **Preliminary Sale Agreement (Compromesso):** A legally binding contract signed before the final deed that commits both parties to the sale.
- **Final Deed of Sale (Rogito):** The final act signed before a Notary that officially transfers ownership.