

# Can Foreigners Buy Land in Poland? Rules, Loopholes, and Real Strategies

## Land ownership in Poland for non-citizens - legal restrictions, exemptions, and how to structure your investment the smart way

You found the perfect plot. Maybe for a villa, maybe for a housing project.

But then someone says: "Wait... foreigners can't buy land in Poland, right?"

That's **not entirely true**. This article explains exactly when foreigners can buy land in Poland, when they can't - and what to do if they can't.

Legal? Yes. Complicated? A bit. Possible? Definitely.

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### 1. The General Rule: Yes for EU/EEA, No for Others (At First)

If you are a citizen of the **European Union, EEA, or Switzerland** - you can buy land in Poland **without restrictions**.

You have the same rights as Polish citizens. That includes:

- Agricultural land
- Forests
- Building plots
- Commercial sites

If you're from **outside the EU/EEA**, things are more limited - especially for **land** (not apartments). You'll usually need a **permit** from the **Ministry of Interior**.

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### 2. When Do You Need a Permit?

Foreigners from outside the EU/EEA typically need a **government permit** to buy:

- Any **land with buildings** (like a house with a yard)
- A standalone **land plot** (e.g. for development)
- Forest, agricultural or recreational land
- Any **share in land** (e.g. 50% of a house with a garden)

This requirement applies whether you buy from a person, company or developer.  
Getting the permit takes time (2-6 months), and approval is not guaranteed.

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### 3. When Can You Buy Without a Permit?

Even non-EU foreigners **don't always need a permit**. You can buy without it if:

- You're buying an **apartment** in a multi-unit building (no land title)
- You've lived in Poland for **over 5 years** with permanent residence
- You are married to a Polish citizen and have lived in Poland for **at least 2 years**
- You buy through a **Polish-registered company**

These exemptions are written in Polish law - and **perfectly legal**.

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### 4. The "Polish Company" Strategy

This is the most common strategy for non-EU investors.  
How it works:

- You create a **Polish limited company (sp. z o.o.)**
- The company buys land and becomes the owner
- You control the company, and therefore the land

This is fully legal and commonly used by developers, investors, and even individuals planning a private build.  
Advantages:

- No permit needed
- Easier tax handling
- You can buy multiple properties under one structure

Important: the company must be **properly registered** in Poland and active (not just on paper).

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### 5. Watch Out for These Mistakes

- **Trying to skip the permit** by using a Polish "friend" as proxy - risky and illegal
- **Buying agricultural land** without understanding zoning rules - can't always build
- Not checking **access to public roads** or utility infrastructure
- Trusting **developer sales** without checking land status (sometimes the "apartment" is legally a house)

Always check the land's entry in the **Land Register**, zoning plan, and legal usage rules.

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## Podsumowanie

Yes - **foreigners can buy land in Poland**, but it depends on where you`re from and how you structure the purchase.

If you`re from outside the EU - get good advice, and consider setting up a Polish company.

If you`re from inside the EU - congrats, you`re free to buy (almost) whatever you want.

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### Need help buying land legally in Krakow or surrounding areas?

We work with foreign investors, developers and private buyers to navigate land purchases - legally, safely, and profitably.

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