

# A practical guide to property law in Jersey

**Briefing Summary:** This guide to Jersey's unique property law provides insight into every aspect of property ownership in Jersey.

**Service Area:** Property Law, Commercial Property, Residential Property, Relocation Services

**Sector:** Real Estate

**Location:** Jersey

**Created Date:** 28 September 2023

## Overview

Jersey property law is derived from a mixture of local statute and customary (common) law. Jersey's customary law has evolved from Norman-French law and is primarily contained in the judgments of the Royal Court of Jersey and the writings of local and French jurists.

In Jersey law property is either "movable" or "immovable". These classifications are broadly similar to the English classifications as "personal" or "real" property. Land in Jersey, together with any buildings or dwellings that may be constructed on the land, constitute immovable property. There are also certain other interests in land such as leases for a term in excess of nine years that are also deemed by law to be immovable property.

Please download our guide for an overview of:

Types of property ownership in Jersey:

- Freehold
- Flying freehold
- Share transfer
- Leasehold

Who can own property?

- Individuals
- Joint tenants
- Tenants in common

Restrictions on property ownership

## Legal Team



Christopher Philpott  
PARTNER, JERSEY  
+44 (0)1534 822282



Will Whitehead  
PARTNER, JERSEY  
+44 (0)1534 822442

[EMAIL CHRISTOPHER](#)

[EMAIL WILL](#)



Dominic Boletta  
SENIOR  
CONVEYANCER,  
JERSEY  
+44 (0)1534 822467



Lyndsay Houlette  
SENIOR ASSOCIATE,  
JERSEY  
+44 (0)1534 822269

[EMAIL DOMINIC](#)

[EMAIL LYNDSAY](#)



Sharon Mallet  
SENIOR ASSOCIATE,  
JERSEY  
+44 (0)1534 822308



Eleanor Witterick  
SENIOR ASSOCIATE,  
JERSEY  
+44 (0)1534 822316

[EMAIL SHARON](#)

[EMAIL ELEANOR](#)

OFFSHORE LAW SPECIALISTS

BERMUDA BRITISH VIRGIN ISLANDS CAYMAN ISLANDS GUERNSEY JERSEY

CAPE TOWN HONG KONG SAR LONDON SINGAPORE

[careyolsen.com](http://careyolsen.com)

- Company ownership
- Trusts
- Inherited property
- Share transfer
- Agricultural land

Housing control

- Control of Housing and Work (Jersey) Law 2012
- Entitled
- Licensed
- Entitled for work
- Registered

The property market in Jersey:

- Estate agents
- Lawyers
- Lenders
- Other parties

Liabilities of purchasers and sellers in Jersey:

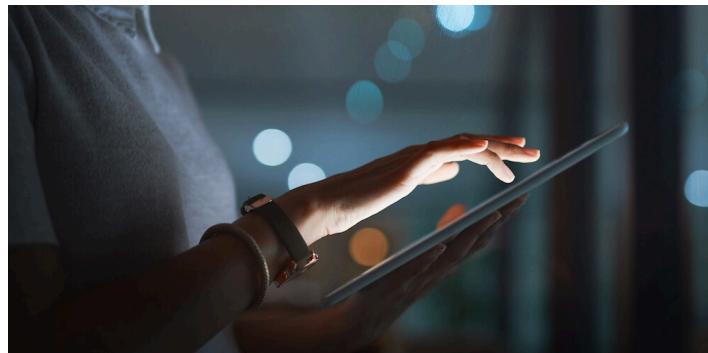
- When are parties bound?
- Guarantee of title?
- What are the minimum formalities of sales and purchase of immovable property in Jersey?

Tax:

- Stamp duty
- Tax on residential property
- Tax on commercial property
- Contract leases
- Land transactions tax
- First time buyers concession
- Loan/mortgage security
- Enveloped Property Transactions Tax
- Goods and Services Tax (GST)

*Carey Olsen Jersey LLP is registered as a limited liability partnership in Jersey with registered number 80.*

*Please note that this briefing is only intended to provide a very general overview of the matters to which it relates. It is not intended as legal advice and should not be relied on as such. © Carey Olsen Jersey LLP 2026.*



## Subscribe

Sign up to receive our news and briefings

[SIGN UP](#)