

Grindelwald & Second Homes – What You Need to Know

The purchase of real estate in Grindelwald is subject to special legal requirements. As a municipality with a high proportion of second homes, strict rules apply here to new buildings, types of use and acquisition by foreign nationals. This fact sheet provides a concise overview of the most important provisions and their significance for buyers.

Second Home in Grindelwald?

Only existing second homes approved before 2012 may be sold without restrictions on use and may be used as holiday homes. New buildings must meet a primary residence quota and comply with strict requirements.

Second Home Act & First Home Proportion (EWAP)

Grindelwald exceeds the legally permissible proportion of 20% second homes – this means that special rules apply:

What buyers need to know:

- **No new second homes:** New buildings may not be approved as second homes only.
- **30% primary residence quota (EWAP):** According to Grindelwald building regulations, at least 30% of new construction projects must be used as primary residences.
- **Dwellings subject to old legislation (before March 2012):**
 - may continue to be used as second homes
 - may be sold and rented out
 - may even be extended or replaced under certain conditions

Use control by the municipality: Every building permit is checked for primary/secondary residence proportions.

The requirements affect not only new construction projects, but also the long-term development of housing in Grindelwald.

Lex Koller – Property purchase for non-residents

The Lex Koller regulates the conditions under which persons residing abroad may purchase real estate in Switzerland. In Grindelwald, this is only possible for certain properties.

In order for a property to be sold to persons abroad, it must meet several requirements – the most important of which are:

- Use as a holiday home (not subject to the primary residence requirement)
- The property must have an official tax value of at least CHF 700,000 (apartments) or CHF 900,000 (single-family homes).
- Size restrictions on living space and plot size (exceptions possible)

Important:

Even if a property meets the most important criteria, approval is not automatically granted. Each application is reviewed individually, depending on the property, its use and the buyer. It is therefore crucial to clarify this at an early stage.

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Contact us now:

 info@griwatreuhand.ch

 +41 33 854 11 60

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