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מיכאל דיאמונד עו"ד

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Legal Terminology

- **"Agreement in Principle" to Provide a Mortgage** - ishur ikroni b'dvar kabalat halva'at mashkanta משכנתא קבלת הלוואת. For more information, click [here](#).
- **Apostille** - documents often require to be notarised. Only registered Notaries in the originating country have the capacity to do this - and they can only do it if physically present in that country. Thus, a registered US Notary cannot notarise documents while physically present in Israel. Instead, documents need to be Notarised by an Israeli notary then presented (to the court) for an "Apostille" - which is internationally recognised under the Hague Convention. In practice, attachment of the Apostille is a simple process of presenting the document to the office at the court. The court clerk will attach an Apostille sticker.
- **Capital Gains Tax** - mas revach hon מס רווחי הון. For a short explanation, click [here](#).
- **Cost of Living Index** - madad מדד is a consumer price index to which payments are often linked. There are different types of Indices. When buying from a building contractor, payments may be linked to the regular consumer price index, or the building index.
- **District Lands Registry - Tabu** - lishkat reshum mkarka'in לשכת רשום מקרקעין
- **Execution Office** hotza'ah lepoal הוצאה לפועל - cheques and court orders may be presented here for implementation by court officers. In the context of rental agreements, this is explained [here](#).
- **Housing Company Register** - hevra me'shakenet חברה משכנת - in new properties, where registration in the Land Registry is not complete, the housing company must keep its own property register.
- **Israel Lands Authority** - reshut m'karka'ei yisrael רשות מקרקעי ישראל
- **Land Appraiser** - shamai שמאי - an expert employed to assess the building and the neighbourhood. His/her report will be required by the bank providing the mortgage.
- **Land Appreciation Tax** - mas shevach מס שבח. For a short explanation, click [here](#).
- **Lawyer** - orech din עורך דין usually truncated to עו"ד.

- **Nesach** (נסח) from the Land Registry (Tabu) - an abstract that tells you everything you need to know about a property. This can be obtained through the internet at little cost as long as you know the land's "coordinates" (gush and helka גוש וחלקה).
- **Notice of Imminent Sale** - he'arat azhara הערת אזהרה - in Tabu, the Land Registry
- **Power of Attorney - ipu'y co-ach יפוי כח** - empowers a lawyer (or someone else) to act on the granter's behalf.
- **Purchase Tax** - mas rechisha מס רכישה. For a short explanation, click [here](#).
- **Preliminary Agreement** - zichron dvarim זכרון דברים. For more information, click [here](#).
- **Probate - tzav kiyum tzavah צו קיום צוואה** - this is issued by the Succession Registrar, (or the Family Court in less straightforward matters) after exhibition of the deceased's Will. It is this official declaration of death that can be presented to agencies holding property (banks, Land Registry, etc.) giving them authority to release the estate to the beneficiaries.
- **Structural Engineer** - mehandes מהנדס - an expert who can examine a property for structural soundness.
- **Succession Order - tzav yerusha צו ירושה** - this is issued by the Family Court where the deceased left no Will. It is used to distribute the estate according to the laws of intestate succession.
- **Succession Registrar - harasham le'inyanei yerusha הרשם לענייני ירושה** - the registrar vested with the powers to register a Will.

Disclaimer: This description is for information purposes only. It is not legal advice and should not be treated as such. Every effort is made to keep it up to date, but some items may have slipped through. The information contained herein makes no attempt to replace the services provided by a qualified professional and you should never delay seeking or disregard legal advice because of what's written (or omitted) here. Before taking any action based upon the contents of this site, it is highly recommended that you seek personal legal advice.

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