

Housing

Untitled Document

Housing

See Also: Finding an Apartment in Israel

Old City, Jerusalem

Reduced Municipal Tax (Arnona)

Description: Varies depending on the municipality. Usually Olim receive a 90% reduction on Arnona

Timetable: Available to begin 12-24 months after Aliyah, for one year only... [Read more](#)

Mortgage Rates For New Immigrants

Description: Low interest rates, compared to other market rates.

You need a Teudat Zakaut (Certificate of Eligibility) issued by the Ministry of Housing through your mortgage bank.

Timetable: Granted up to 10 years after Aliyah

Reduced Purchase Tax

Description: Reduction in purchase tax on a home in Israel.

Olim pay 0.5% (one half of a percent) of the value of the home, up to around 1,113,230 NIS. Above that amount, Olim pay 5% of the value of the home at the time of sale. (Israelis pay 0% up to around for a home valued up to 600,000 NIS, so since the purchase tax rights are good for 7 years, if you purchase a home that costs less than 600K, do not claim it as an Oleh, pay nothing, and save the Oleh discount for a future home.)

Timetable: Available up to 7 years after Aliyah

Absorption Centers (Mercaz Klita)

Quick Summary:

Absorption Center in Ra'anana

Temporary housing for Olim. (2 weeks to 6 months after Aliyah)
Must be arranged by your Shaliach before Aliyah.
Check with the Jewish Agency about your eligibility to reside in a Mercaz Klita.
Minimal rent charge plus electricity, water and phone line.
Rent for a single person can be approximately 400NIS/month.
Check with your Shaliach for exact rates for singles or families.
Recommended to bring your own bedding and appliances.

Source: Nefesh B'Nefesh

The Absorption Center is a unique Israeli housing arrangement where new immigrants can start their initial absorption process. Located throughout the country, they are temporary living quarters offering a supportive framework, tailored to an immigrants' needs.

The centers' furnished rooms or apartments are available for rental at lower rates than in the private market, providing the new immigrant with a first destination and warm atmosphere as he becomes acquainted with Israeli society.

Ulpanim (intensive Hebrew classes) are available at most of the Absorption Centers and are staffed by highly professional teams who have long-term experience in assisting new olim families in the absorption process.

Residence in the Absorption Center is usually for a period of up to six months, though participants of specific student or other Aliyah programs may stay for the duration of their program. Spaces are limited, and potential olim are required to register with a Shaliach prior to Aliyah.

Source: The Jewish Agency for Israel

Public Housing

Public housing refers to a supply of apartments owned by the government and rented to those who meet specific eligibility requirements. Public housing units are managed and maintained by public housing companies (Amidar, Amigur, Prazot, and others). The number of available units tends to be limited, and the majority of apartments are located in the northern and southern peripheries of the country.

Due to the scarcity of public housing units, there are generally more requests for housing than can be filled. This means that receipt of an apartment usually involves being on a waiting list. Registration for an apartment is processed by the Ministry of Immigrant Absorption, on the basis of the date of aliyah.

Note that registration for public housing is on a regional basis. This means that an applicant may not necessarily be offered an apartment in the same area in which they reside at the time of the application, but in an area in which an apartment has become available. In addition, each region determines the length of time in the country that entitles an applicant to an apartment, in accordance with the number of available apartments. This means that the number of years in the country that determines eligibility may vary from location to location.

Source: Ministry of Immigrant Absorption

Check out the Community Profiles by Nefesh B'Nefesh