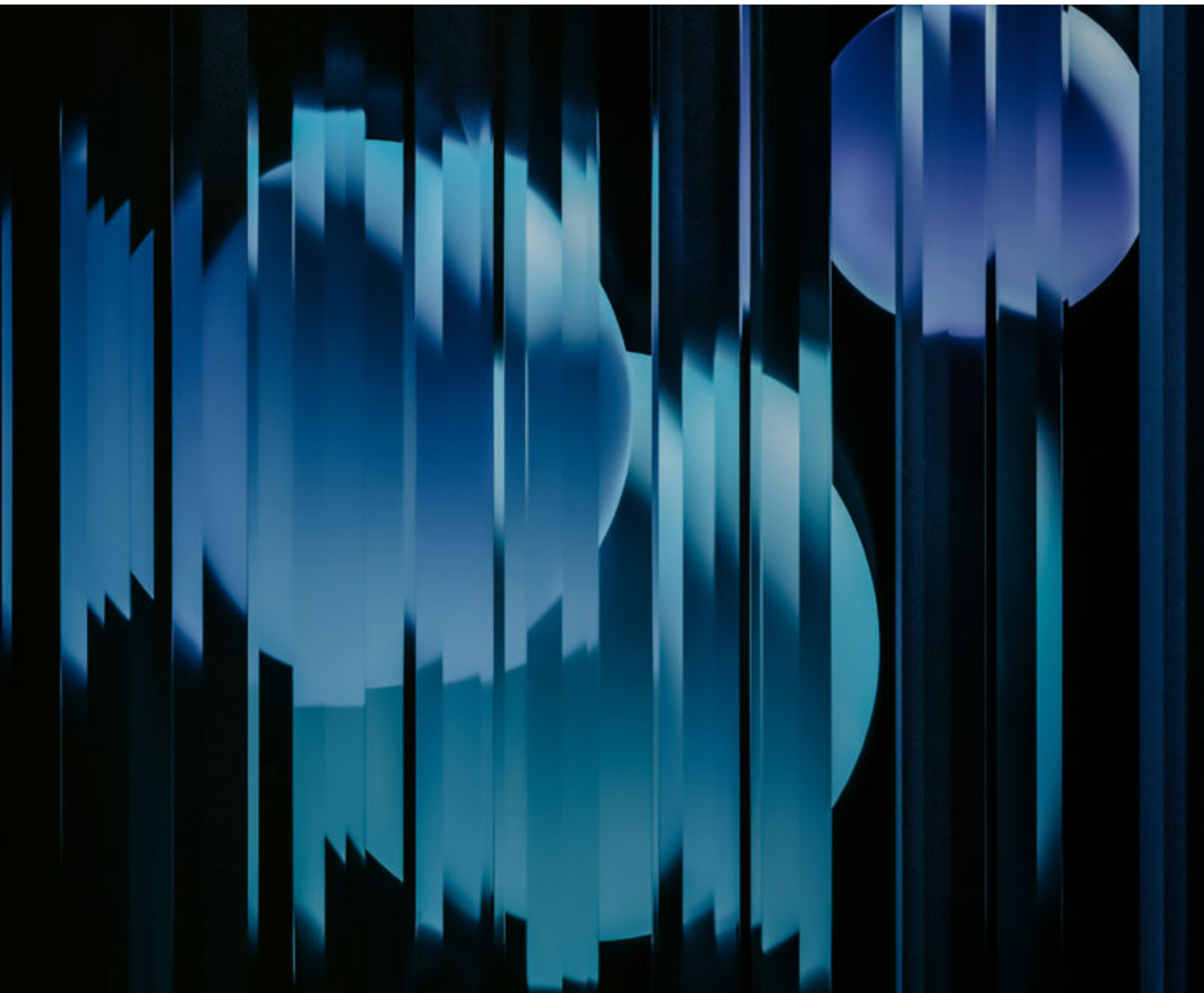


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Key Deadlines in Residential Handovers

January 2026



This client alert is intended as a high-level, practical snapshot of the principal statutory time limits that may be applicable to prepaid residential sale agreements (notably off-plan sales) under Turkish consumer law, with emphasis on delivery/transfer, withdrawal, rescission and defect-related limitation periods. The applicability and consequences of these time limits are fact-specific and require separate legal analysis in each case, including the contractual classification (e.g., distance or off-premises), the financing and payment mechanics, and the capacity and legal status of the parties.

- » **Withdrawal right:** 14 days from signing the prepaid housing sale agreement (no penalty).
- » **Rescission right:** up to 24 months from signing (statutory charges/compensation may apply depending on timing).
- » **Delivery/transfer:** must occur within the promised timeframe; in any event, it cannot exceed 48 months from signing.
- » **Defect period for housing:** 5 years from delivery (general rule: 2 years; second-hand housing: minimum 3 years).

Legal basis: Law No. 6502 on the Protection of Consumers and the Regulation on Prepaid Housing Sales.

Topic	Time limit	Starts from	Practical note (brief)	Legal basis
Withdrawal (prepaid housing sale)	14 days	Conclusion/signing of the agreement	The consumer may withdraw without cause and without penalty. Notice given within the applicable period is sufficient.	Law No. 6502 Art. 43
Rescission (prepaid housing sale)	Up to 24 months	Conclusion/signing of the agreement	The consumer may terminate the agreement without cause within 24 months. The seller may recover statutory costs and capped compensation (2%/4%/6%/8%, depending on timing). Refunds are generally due within 180 days (from receipt of notice); the consumer returns benefits within 10 days after refund.	Law No. 6502 Art. 45
Delivery / transfer period	Up to 48 months (absolute cap)	Conclusion/signing of the agreement	The seller must complete transfer/delivery (title and possession) within the contractual timeframe, no later than 48 months from the contract date.	Law No. 6502 Art. 44; Reg. Art. 10
Defect liability (general)	2 years	Delivery date	The limitation period for defect claims is generally 2 years from delivery, unless a longer period applies under the contract or applicable law.	Law No. 6502 Art. 12(1)
Defective housing / holiday immovables	5 years	Delivery date	For housing and holiday-purpose immovables, the limitation period is 5 years.	Law No. 6502 Art. 12(1)
Second-hand housing – minimum period	Min. 3 years	Delivery date	For second-hand sales, the seller's defect liability for such immovables cannot be reduced below 3 years.	Law No. 6502 Art. 12(2)
Defects concealed by gross fault or fraud	No limitation	—	Limitation periods do not apply where the defect was concealed through gross fault or fraud.	Law No. 6502 Art. 12(3)
Completion of repair/replacement request (housing)	60 business days	Date the request is communicated to seller/manufacturer/importer	Repair or replacement must be completed within 60 business days; otherwise, other remedies remain available.	Law No. 6502 Art. 11(4)

GenTemizer is a Turkish law firm based in Istanbul, Türkiye. We advise various businesses in relation to their investments, M&A, competition law/antitrust, project financing and construction projects as well as on operational and dispute resolution matters in the context of the Turkish regulatory framework. We have also advised investors in relation to government sponsored privatisation projects.

We are listed in *Legal 500*, *IFLR1000* and *Chambers and Partners* as one of the leading law firms in Türkiye. Each of our partners have also been recognised as one of the leading lawyers in Türkiye. We understand and can meet the demanding requirements and innovative, responsive thinking required for an investment transaction in Türkiye.

For more information, you can contact us.



Ömer Erdoğan
Partner
oerdogan@gentemizer.com



Cerensu Çetin Yenigün
Counsel
ccyenigun@gentemizer.com



Gizem Esen
Managing Associate
gesen@gentemizer.com



Kivanç Turan
Associate
kturan@gentemizer.com



Orhan Ataman
Legal Trainee
oataman@gentemizer.com