



日本の不動産用語集

Japan Real Estate Glossary

Japanese / Romaji / English



A practical reference for international residents, tenants, buyers and property owners navigating Japanese real estate transactions and daily life.

Prepared by Edo Partners K.K.

Real Estate Brokerage License: Tokyo Governor (1) No. 113471
Revised September 2026

Contents

01	契約・費用関連 Contracts & Fees
02	契約形態・手続き Contract Types & Procedures
03	物件・建物関連 Property & Building
04	税金・ローン関連 Taxes & Loans
05	譲渡所得・住宅優遇税制 Capital Gains & Housing Tax Incentives
06	ライフライン：電気・ガス・水道 Utilities
07	NHK関連 NHK
08	納税管理人・行政手続き Tax Administrator & Administrative Procedures
09	引越し関連 Moving Procedures
10	土地評価・価格関連 Land Valuation & Pricing
11	測量・境界関連 Surveying & Boundaries
12	建築基準・容積関連 Building Codes & Development Controls
13	ハザードマップ・災害リスク関連 Hazard Maps & Disaster Risk
14	専門家・手続き関連 Professionals & Transaction Procedures

This glossary provides general explanations only. Legal, tax, lending and administrative treatment can depend on the transaction, parties, property and current rules. Confirm material points with the relevant licensed professional or authority before relying on them.

01 契約・費用関連

Contracts & Fees

日本語	Romaji	English
敷金	shikikin	Security deposit
礼金	reikin	Key money (non-refundable)
仲介手数料	chūkai tesūryō	Brokerage / agent commission
更新料	kōshinryō	Lease renewal fee
管理費	kanrihi	Management fee
修繕積立金	shūzen tsumitatekin	Repair reserve fund
保証金	hoshōkin	Guarantee deposit
前家賃	maeyachin	Advance rent
原状回復	genjō kaifuku	Restoration to original condition
保証人	hoshōnin	Guarantor
保証会社	hoshō gaisha	Rent guarantor company

02 契約形態・手続き

Contract Types & Procedures

日本語	Romaji	English
普通借家契約	futsū shakuya keiyaku	Standard lease contract
定期借家契約	teiki shakuya keiyaku	Fixed-term lease (no automatic renewal)
媒介契約	baikai keiyaku	Brokerage / listing agreement
専属専任媒介契約	senzoku sennin baikai keiyaku	Exclusive listing (agent only, no self-sale)
専任媒介契約	sennin baikai keiyaku	Exclusive listing (agent-priority)
一般媒介契約	ippan baikai keiyaku	Non-exclusive listing
内見	naiken	Property viewing
引渡し	hikiwatashi	Property handover
登記	tōki	Registration (title)
登記簿謄本	tōkibo tōhon	Certificate of registered matters

03 物件・建物関連

Property & Building

日本語	Romaji	English
専有面積	sen'yū menseki	Exclusive floor area (unit size)
共用部分	kyōyō bubun	Common area
表面利回り	hyōmen rimawari	Gross yield
実質利回り	jisshitsu rimawari	Net yield
築年数	chikunensū	Building age
新築	shinchiku	Newly built
中古	chūko	Second-hand / used
一棟	ittō	Whole building (vs. a single unit)
区分所有	kubun shoyū	Sectional / condominium ownership

04 税金・ローン関連

Taxes & Loans

日本語	Romaji	English
不動産取得税	fudōsan shutokuzei	Real estate acquisition tax
固定資産税	kotei shisanzei	Fixed asset tax (annual property tax)
都市計画税	toshi keikakuzei	City planning tax
登録免許税	tōroku menkyozei	Registration and license tax
印紙税	inshizei	Stamp duty
住宅ローン	jūtaku rōn	Home / mortgage loan
頭金	atamakin	Down payment
抵当権	teitōken	Mortgage lien
団体信用生命保険	dantai shin'yō seimei hoken	Group credit life insurance (mortgage insurance)
住宅ローン控除	jūtaku rōn kōjo	Mortgage tax credit
変動金利	hendō kinri	Variable (floating) interest rate
全期間固定金利	zen kikan kotei kinri	Full-term fixed interest rate
固定期間選択型	kotei kikan sentaku-gata	Fixed-rate-period selectable loan (e.g., fixed for first N years, then reverts)
5年ルール	gonen rūru	"5-Year Rule" — for variable-rate loans that adopt it, the scheduled monthly payment is generally reviewed every five years; it is not universal across all products.
125%ルール	hyaku-nijūgo pāsento rūru	"125% Rule" — for loans that adopt it, a payment reset is generally capped at 125% of the previous scheduled payment; it is not universal across all products.
未払利息	mibarai risoku	Unpaid or deferred interest — may arise under certain repayment structures when interest increases faster than the scheduled payment.
基準金利(店頭金利)	kijun kinri (tentō kinri)	Standard (posted) reference rate set by the lender
優遇金利(引下げ幅)	yūgū kinri (hikisage-haba)	Discounted rate applied to the borrower (spread off the standard rate)
保証料	hoshōryō	Loan guarantee fee
事務手数料	jimu tesūryō	Loan administration fee
繰上返済	kuriage hensai	Early / prepayment of loan principal
元利均等返済	ganri kintō hensai	Equal principal-and-interest repayment method
元金均等返済	gankin kintō hensai	Equal principal repayment method

05 譲渡所得・住宅優遇税制

Capital Gains & Housing Tax Incentives

日本語	Romaji	English
譲渡所得	jōto shotoku	Capital gain on transfer (of property)
長期譲渡所得	chōki jōto shotoku	Long-term capital gain (held over 5 years as of Jan 1 of sale year)
短期譲渡所得	tanki jōto shotoku	Short-term capital gain (held 5 years or less)
取得費	shutokuhi	Acquisition cost (for capital gains calculation)
譲渡費用	jōto hiyō	Transfer / selling expenses
居住用財産	kyojūyō zaisan	Owner-occupied residential property (tax classification)
3,000万円特別控除	sanzenman'en tokubetsu kōjo	¥30 million special deduction on sale of primary residence
長期優良住宅	chōki yūryō jūtaku	Certified long-term quality housing
長期優良住宅認定制度	chōki yūryō jūtaku nintei seido	Long-term quality housing certification system
低炭素建築物	teitanso kenchikubutsu	Low-carbon certified building

06 ライフライン：電気・ガス・水道

Utilities

日本語	Romaji	English
ライフライン	raifurain	Utilities (lit. "lifeline")
電力会社	denryoku gaisha	Electric power company
電力自由化	denryoku jiyūka	Electricity market liberalization
都市ガス	toshi gasu	City (piped) gas
プロパンガス	puropān gasu	Propane / LP gas
水道局	suidōkyoku	Water bureau (municipal water authority)
上水道	jōsuidō	Water supply
下水道	gesuidō	Sewerage
検針	kenshin	Meter reading
基本料金	kihon ryōkin	Basic (fixed) charge
従量料金	jūryō ryōkin	Usage-based charge
開栓	kaisen	Turning on service (gas / water)
閉栓	heisen	Turning off / terminating service
ガス開栓立会い	gasu kaisen tachiai	In-person gas connection appointment — generally required by the gas supplier for a safety inspection when service is opened.

07 NHK関連

NHK

日本語	Romaji	English
NHK受信料	enueichike jushinryō	NHK reception fee (TV license fee)
放送受信契約	hōsō jushin keiyaku	Broadcast reception contract
衛星契約	eisei keiyaku	Satellite contract (higher-tier NHK BS fee)
地上契約	chijō keiyaku	Terrestrial-only contract
受信設備	jushin setsubi	Receiving equipment (TV / device triggering the fee obligation)
口座振替	kōza furikae	Automatic bank account debit (common payment method)

08 納税管理人・行政手続き

Tax Administrator & Administrative Procedures

日本語	Romaji	English
納税管理人	nōzei kanrinin	Tax administrator (appointed representative for non-residents)
納税管理人届出書	nōzei kanrinin todokedesho	Notification of tax administrator (filing form)
非居住者	hikyōjūsha	Non-resident (for tax purposes)
居住者	kyōjūsha	Resident (for tax purposes)
源泉徴収	gensen chōshū	Withholding tax
源泉徴収義務者	gensen chōshū gimusha	Withholding agent — a payer that must withhold tax under applicable rules; treatment of rent paid to a non-resident landlord depends on the payer and use of the property.
確定申告	kakutei shinkoku	Final tax return
準確定申告	jun-kakutei shinkoku	Final tax return on behalf of a deceased person
マイナンバー(個人番号)	mai nanbā (kojin bangō)	My Number (Individual Number for tax / social security)
住民票	jūminhyō	Certificate of residence
印鑑登録証明書	inkan tōroku shōmeisho	Registered seal certificate
委任状	ininjō	Power of attorney (letter of authorization)

09 引越し関連

Moving Procedures

日本語	Romaji	English
転入届	ten'nyū todoke	Notification of moving in (to municipality)
転出届	tenshutsu todoke	Notification of moving out
転居届	tenkyō todoke	Notification of address change (within same municipality)
郵便物転送サービス	yūbinbutsu tensō sābisu	Mail forwarding service
火災保険	kasai hoken	Fire insurance (typically required for lease)
借家人賠償責任保険	shakuyanin baishō sekinin hoken	Tenant liability insurance

10 土地評価・価格関連

Land Valuation & Pricing

日本語	Romaji	English
坪	tsubo	Tsubo (traditional area unit, ≈3.3057m ²)
坪単価	tsubo tanka	Price per tsubo
公示地価	kōji chika	Official (published) land price
基準地価	kijun chika	Prefectural standard land price
路線価	rosenka	Roadside land price (used for inheritance / gift tax)
固定資産税評価額	kotei shisanzei hyōkagaku	Fixed asset tax assessed value
相続税評価額	sōzokuzei hyōkagaku	Inheritance tax assessed value
実勢価格	jissei kakaku	Market (actual transaction) price
鑑定評価額	kantei hyōkagaku	Appraised value

11 測量・境界関連

Surveying & Boundaries

日本語	Romaji	English
測量	sokuryō	Land surveying
確定測量	kakutei sokuryō	Boundary-confirmed survey
現況測量	genkyō sokuryō	Current-condition survey — records the apparent site conditions and dimensions but does not, by itself, establish legally agreed boundaries.
境界確定	kyōkai kakutei	Boundary confirmation
境界標	kyōkaihyō	Boundary marker
隣地境界	rinchi kyōkai	Boundary with adjacent land
筆界確認書	hikkai kakuninsho	Boundary confirmation agreement (between neighbors)
地積測量図	chiseki sokuryōzu	Land area survey map
分筆	bunpitsu	Land subdivision (splitting a parcel)
合筆	gappitsu	Land consolidation (merging parcels)

12 建築基準・容積関連

Building Codes & Development Controls

日本語	Romaji	English
容積率	yōsekiritsu	Floor area ratio (FAR)
建蔽率	kenpeiritsu	Building coverage ratio (BCR)
建築基準法	kenchiku kijunhō	Building Standards Act
セットバック	settobakku	Setback (from road boundary)
接道義務	setsudō gimu	Road frontage requirement
用途地域	yōto chiiki	Zoning district (13 categories under the City Planning Act)
第一種低層住居専用地域(一低)	dai-issu teisō jūkyo sen'yō chiiki (ittei)	Category I exclusively low-rise residential zone
第二種低層住居専用地域(二低)	dai-nishu teisō jūkyo sen'yō chiiki (nitei)	Category II exclusively low-rise residential zone
田園住居地域	den'en jūkyo chiiki	Rural residential zone
第一種中高層住居専用地域(一中高)	dai-issu chūkōsō jūkyo sen'yō chiiki (icchūkō)	Category I exclusively mid/high-rise residential zone
第二種中高層住居専用地域(二中高)	dai-nishu chūkōsō jūkyo sen'yō chiiki (nichūkō)	Category II exclusively mid/high-rise residential zone
第一種住居地域(一住)	dai-issu jūkyo chiiki	Category I residential zone
第二種住居地域(二住)	dai-nishu jūkyo chiiki	Category II residential zone
準住居地域	jun jūkyo chiiki	Quasi-residential zone
近隣商業地域	kinrin shōgyō chiiki	Neighborhood commercial zone
商業地域	shōgyō chiiki	Commercial zone
準工業地域	jun kōgyō chiiki	Quasi-industrial zone
工業地域	kōgyō chiiki	Industrial zone
工業専用地域	kōgyō sen'yō chiiki	Exclusively industrial zone
防火地域	bōka chiiki	Fire prevention district
準防火地域	jun bōka chiiki	Quasi-fire prevention district
高度地区	kōdo chiku	Height control district
日影規制	hikage kisei	Sunshine (shadow) regulation
北側斜線規制	kitagawa shasen kisei	North-side slope (height) restriction
道路斜線規制	dōro shasen kisei	Road-side slope (height) restriction
隣地斜線規制	rinchi shasen kisei	Adjacent-lot slope (height) restriction
ZEH(ゼッチ)	zetchi	Net Zero Energy House
省エネ基準	shō ene kijun	Energy efficiency standard
耐震基準	taishin kijun	Earthquake resistance standard
新耐震基準	shin taishin kijun	New seismic standard — generally applied to buildings whose building confirmation was granted on or after 1 June 1981.
旧耐震基準	kyū taishin kijun	Old seismic standard — generally refers to buildings approved under the pre-June 1981 seismic requirements.
耐震診断	taishin shindan	Seismic (earthquake resistance) diagnosis

日本語	Romaji	English
耐震改修	taishin kaishū	Seismic retrofit work
耐震等級	taishin tōkyū	Seismic performance grade (1–3, under housing performance labeling)

13 ハザードマップ・災害リスク関連

Hazard Maps & Disaster Risk

日本語	Romaji	English
ハザードマップ	hazādo mappu	Hazard map
洪水浸水想定区域	kōzui shinsui sōtei kuiki	Flood inundation designated area
浸水深	shinsuishin	Projected flood depth
高潮浸水想定区域	takashio shinsui sōtei kuiki	Storm surge inundation designated area
津波浸水想定	tsunami shinsui sōtei	Tsunami inundation projection
土砂災害警戒区域(イエローゾーン)	dosha saigai keikai kuiki (ierō zōn)	Sediment disaster warning area ("Yellow Zone")
土砂災害特別警戒区域(レッドゾーン)	dosha saigai tokubetsu keikai kuiki (reddo zōn)	Special sediment disaster warning area ("Red Zone"; building restrictions apply)
液状化危険度	ekijōka kikendo	Liquefaction risk level
地盤沈下	jiban chinka	Ground subsidence
避難場所	hinan basho	Designated evacuation site
避難所	hinanjo	Emergency shelter
重要事項説明(水害リスク説明)	jūyō jikō setsumei (suigai risuku setsumei)	Flood-risk disclosure (mandatory item in important matters explanation since 2020)

14 専門家・手続き関連

Professionals & Transaction Procedures

日本語	Romaji	English
重要事項説明書(重説)	jūyō jikō setsumeisho (jūsetsu)	Statement of important matters (disclosure document)
司法書士	shihō shoshi	Judicial scrivener (handles registration / title transfer)
宅地建物取引士(宅建士)	takuchi tatemono torihikishi (takkenshi)	Licensed real estate transaction agent
宅地建物取引業者	takuchi tatemono torihiki gyōsha	Licensed real estate brokerage firm
不動産鑑定士	fudōsan kanteishi	Real estate appraiser
土地家屋調査士	tochi kaoku chōsashi	Land and house investigator (licensed surveyor)
行政書士	gyōsei shoshi	Administrative scrivener
税理士	zeirishi	Certified tax accountant
弁護士	bengoshi	Lawyer / attorney
決済	kessai	Settlement (final payment & handover on closing day)
手付金	tetsukekin	Earnest money deposit
停止条件付契約	teishi jōkentsuki keiyaku	Conditional contract (e.g., subject to loan approval)
ローン特約	rōn tokuyaku	Loan contingency clause

Important notice

This publication is a general reference, not legal, tax, financial or engineering advice. Translations are functional explanations and may not capture every technical distinction in Japanese law or practice. Rules and market practices can change. Verify transaction-specific matters with a licensed real estate transaction agent, tax accountant, judicial scrivener, attorney, land and house investigator, lender or relevant public authority.

Edo Partners K.K. | 3-5-5 Sakuragaoka, Setagaya-ku, Tokyo 156-0054 | edo-partners.com