

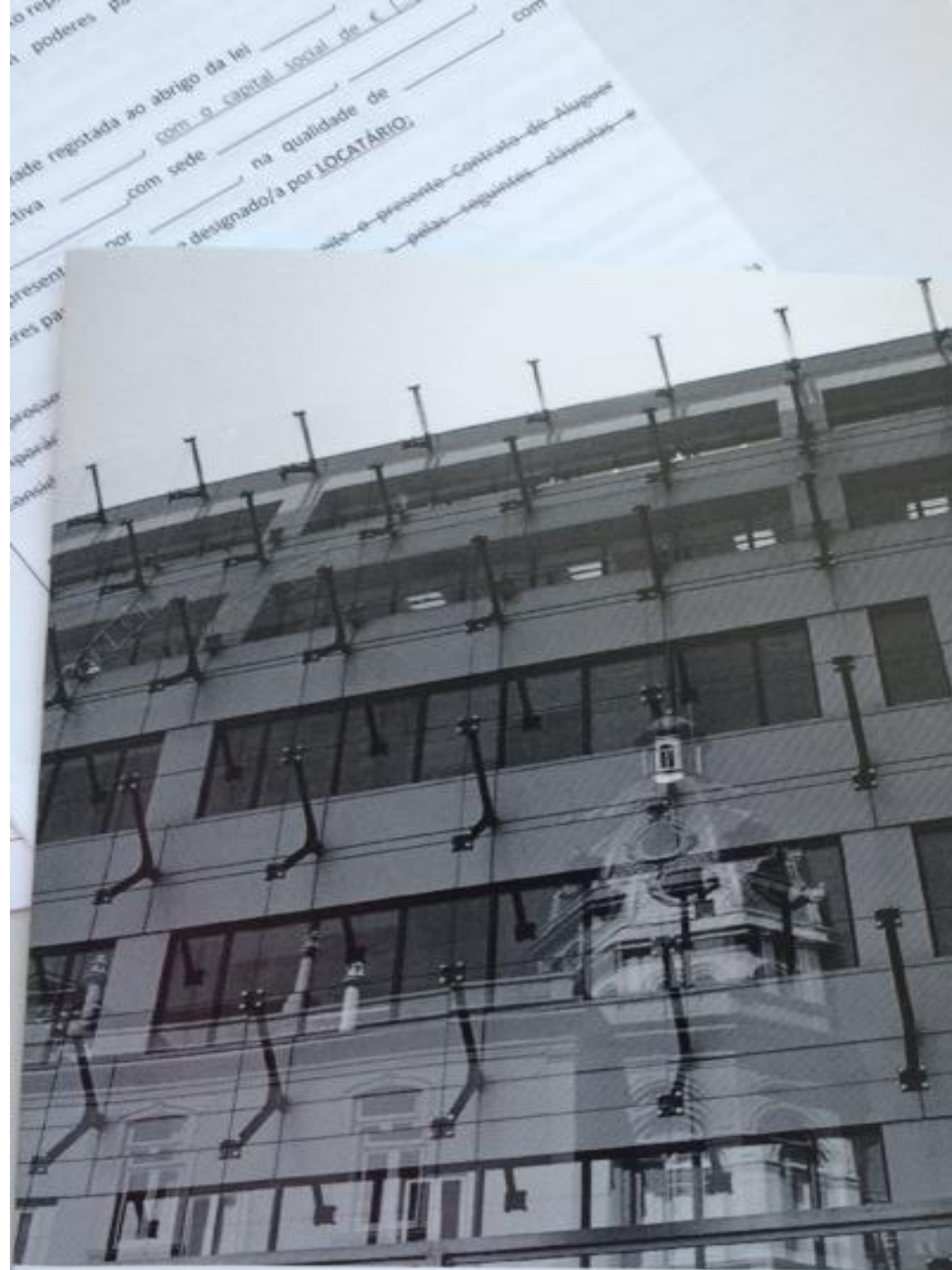
GPA

ADVOGADOS
LAW FIRM

GOUVEIA PEREIRA, COSTA FREITAS & ASSOCIADOS
SOCIEDADE DE ADVOGADOS, R.L.

THE PROPERTY PURCHASE PROCESS IN PORTUGAL

Moving to Portugal Seminar
Pestana Chelsea Bridge Hotel
March 22nd 2018



CHOOSE A LICENSED REAL ESTATE AGENT



IMPORTANT



IMPIC | Instituto
dos Mercados Públicos
do Imobiliário e da Construção

**NEGOTIATION
PROCEDURE**

**FINAL CONTRACT
OF PURCHASE
AND SALE**

**RESERVATION
AGREEMENT**

**PROMISSORY
CONTRACT OF
PURCHASE AND
SALE**



PROPERTY PURCHASE PROCESS - RESERVATION AGREEMENT



DUE DILIGENCE

RESERVATION CONTRACT

- Takes the Property Out of the Market
- Reservation deposit usually between € 2.000,00 to € 10.000,00
- Due Diligence Report to follow Reservation Agreement
- Reservation deposit is usually refundable

GENERAL DOCUMENTS



- Citizen card / Passport
- Personal data

DOCUMENTS (PROPERTY):

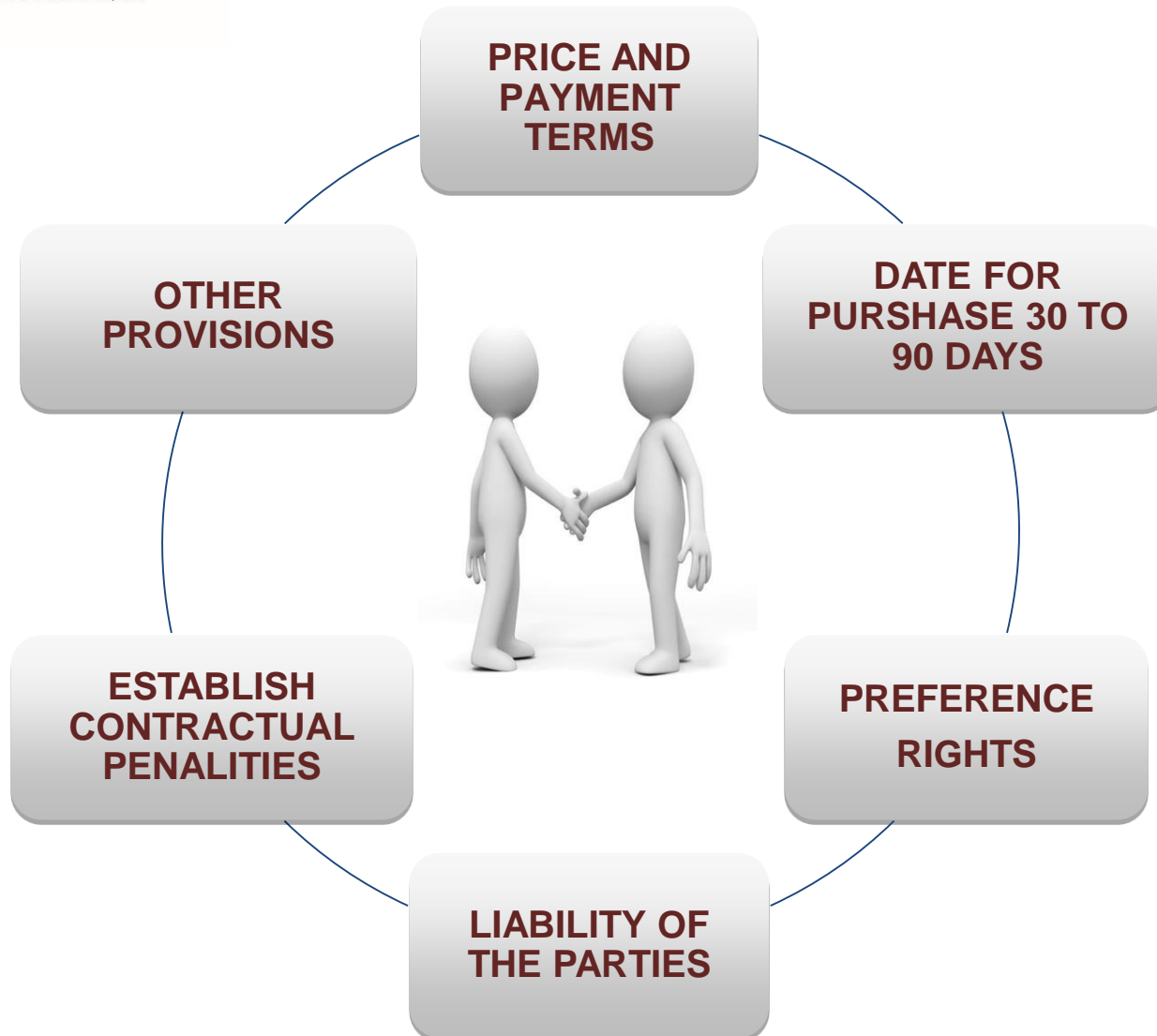


- Certificate of Land Registry or access to the permanent Land Certificate
- Certificate of Land Tax Registry
- Building permit/ Utilization license
- Technical File (applicable to property built after 2004)
- Energy efficiency certificate

**Legal Due Diligence
(Lawyer)**



THE PROPERTY PURCHASE PROCESS - PROMISSORY CONTRACT OF PURCHASE AND SALE

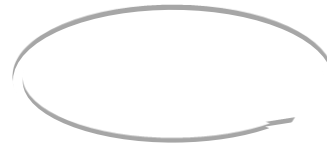


THE PROPERTY PURCHASE PROCESS - PUBLIC DEED

**ENSURE THAT
PROPERTY IS FREE
FROM ANY
EXISTING LIENS
AND
ENCUMBRANCES**



**PAYMENT OF
STAMP DUTY AND
IMT**



EXECUTED BY:

- 1. PUBLIC DEED BEFORE
A NOTARY PUBLIC**
- 2. PRIVATE DOCUMENT
THROUGH LAWYER**



**REGISTER
PURCHASE**



**PROPERTY TAX (“IMPOSTO MUNICIPAL SOBRE TRANSMISSÕES ONEROSAS DE IMÓVEIS – IMT”)
 FOR PRIMARY PROPERTY AND RESIDENCE**

AMMOUNT SUBJECT TO IMT	MARGINAL RATE	BENEFIT ON MARGINAL RATE
• Up to 92,407.00 €	0%	0.00 €
• More than 92,407.00 € up to 126,403.00 €	2%	1,848.14 €
• More than 126,403.00 € up to 172,348.00 €	5%	5,640.23 €
• More than 172,348.00 € up to 287,213.00 €	7%	9,087.19 €
• More than 287,213.00 € up to 574,323.00 €	8%	11,959.32 €
• More than 574,323.00 €	6%	0.00 €

STAMP DUTY (IMPOSTO DE SELO – IS)	COUNCIL TAX (MUNICIPAL PROPERTY TAX)
<ul style="list-style-type: none">• Paid with the signature of the public deed• Flat rate of 0,8% over the purchase price	<ul style="list-style-type: none">• Due every year• Tax rate may vary between 0,3% and 0,5% depending on the municipality where the property is located• Additional Municipal Property Tax (AIMI):<ul style="list-style-type: none">✓ Natural persons and undivided estates, a deduction of €600.000,00 (€1.200.000,00 for taxable persons that opt for joint taxation) from the taxable amount✓ 0,7% of the taxable amount after deductions up to the value of €1.000.000,00 (€2.000.000,00 for taxable persons that opt for joint taxation)✓ 1% for taxable amounts in excess of €1.000.000,00 (or double, where taxable persons opt for joint taxation)

Property Price
€ 250.000,00

IMT

• **€ 8.412,81**

**STAMP
DUTY**

• **€ 2.000,00**


Property Price
€ 350.000,00

IMT

• **€ 16.040,68**

**STAMP
DUTY**

• **€ 2.800,00**



Should you have any lingering doubts or issues on the property purchase process, please join us at our stand, or email us at:

tomas.teixeira@gpasa.pt

joao.santos@gpasa.pt

Thank you for your attention!

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