



## Real Estate Owners

### Investors & Facilities Support

Private real estate investors usually face a significant number of difficulties if they do not have any administrative/financial structures in Portugal to support the compliance of the local obligations regarding its property or to require some permissions/licenses to public entities that will need as individual.

This document provides a brief overview of the main implications that could arise from private real estate investments in Portugal after buying a property for leasing, short/medium term reselling or living, as well as, summarizes some of the interactions that should be complied by the investor with the Portuguese entities.

#### Property tax compliance

##### Income tax

Income arising from the property, such as rentals or capital gains should be subject to tax in Portugal.

Depending of the investor's profile, individual or corporate, resident or non-resident in Portugal, different compliance is required, as well as income tax supporting accounting.

##### Real property tax

A real property tax is levied annually by municipalities, and is payable by the registered owner on 31 December. As from 2017, entities or individuals owning residential real estate or "building

land" could be subject to an additional real property tax (AIMI).

##### Stamp tax

Subject to exemptions, stamp tax is levied on various types of agreements, deeds and documents, as well as certain transactions not subject to VAT, such as the acquisition of real estate, leases and subleases.

##### Transfer tax

Real estate transfer tax is levied by municipalities at a maximum rate of 6% on the transfer of residential property, 5% of the transfer of rural property, 6,5% on the transfer of urban property and 10% if the purchaser in a listed tax haven.

## Investors Support

### Residence Formalities

After living in Portugal for 3 months, the investor should register with the relevant authority to obtain a document confirming the right to stay.

### Health Care

In order to get healthcare coverage in Portugal, the investor needs to proceed with an enrollment in the Social Security and then in local a Health Center.

### Vehicles Legalization

A car should be registered in Portugal within 6 months after entering in national territory.

### Other Licenses/Permissions

- Driving Permission
- Hunting License
- Boat registration

# Implications that could arise from private real estate investments in Portugal

## Facilities Support

### Property Utilities

Basic utilities should be contracted with the local provides, such as electricity, water, gas, internet, etc..

### Insurance

Some risks connected with the property should be covered by insurance policies.

### Deloitte can help you

Deloitte can assist you to ensure the proper compliance of the obligations/formalities previously described related with the property, as well as, the interactions with the relevant public entities on the necessary associated with the living in Portugal. We also can support you on the utilities request process and helping you to choose the best insurance package that meets to your needs.

We offer integrated services formatted accordingly to your needs, as an individual or as a corporate. For more information, please contact us:

#### Rui Pedro Padrão Partner

Tel: + 351 210422831  
Mobile: + 351 966746841  
Email: rpadraol@deloitte.pt

#### António José Pina Associate Partner

Tel: + 351 210422811  
Mobile: + 351 919520555  
Email: apina@deloitte.pt

## Find out more...

The information provided in this brochure is an overview of the main implications that could arise from private real estate investments in Portugal.

It is intended only to be a summary and simplifications have therefore been made.

Individual advice must be obtained before acting on any of the matters covered herein.

Deloitte refers to one or more of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"), its network of member firms, and their related entities. DTTL and each of its member firms are legally separate and independent entities. DTTL (also referred to as "Deloitte Global") does not provide services to clients. Please see [www.deloitte.com/about](http://www.deloitte.com/about) to learn more about our global network of member firms.

Deloitte provides audit, consulting, financial advisory, risk advisory, tax and related services to public and private clients spanning multiple industries. Deloitte serves four out of five Fortune Global 500® companies through a globally connected network of member firms in more than 150 countries bringing, world-class capabilities, insights, and high-quality service to address clients' most complex business challenges. To learn more about how Deloitte's approximately 245,000 professionals make an impact that matters, please connect with us on Facebook, LinkedIn, or Twitter.

This communication contains general information only, and none of Deloitte Touche Tohmatsu Limited, its member firms, or their related entities (collectively, the "Deloitte Network") is, by means of this communication, rendering professional advice or services. Before making any decision or taking any action that may affect your finances or your business, you should consult a qualified professional adviser. No entity in the Deloitte network shall be responsible for any loss whatsoever sustained by any person who relies on this communication.