

BUYERS' CHECKLIST



FOR BUYING A PROPERTY IN SPAIN

Guiding you towards
success

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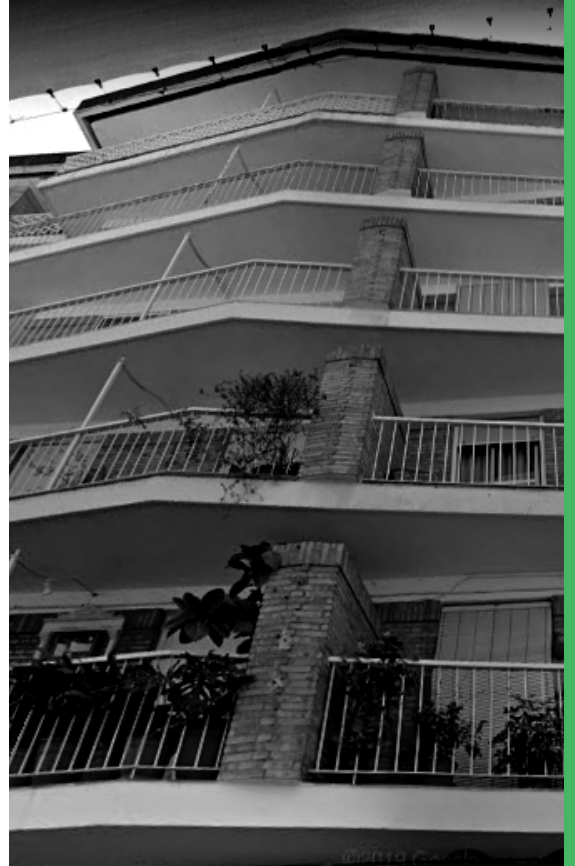
Top tips



CHECKLIST

We have prepared this checklist of questions for you to ask estate agents and sellers before, during and after you have viewed Spanish properties you may be interested in.

- Is all of the property registered at the Land Registry?
- Has the property ever been inspected by the Town Hall ¹ for breaches of planning permission?
- Does the property have a licence of first occupation? If not, why not?²
- Is the property registered with the Town Hall for local rates?³
- What is the taxable value of the property?⁴
- Does the property have its own meter for electricity? Ask for a copy of the recent bill.
- Are the boundaries clearly identified? Is a plan of the plot available?
- Are there any charges or mortgages over the property?
- What furniture is included in the price? Ask for an inventory.
- Are there any other issues you should be made aware of?



EXTRA INFO

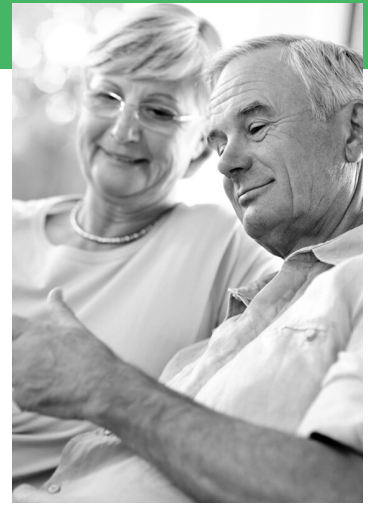
This page aims to explain the bits and pieces that are often frequently asked. If there's anything not here that you would like to know, just get in touch. There's no such thing as a silly question!

- 1 Each village/town has its own town hall. In Spanish, it is 'el ayuntamiento'.
- 2 The licence of first occupation means the property was inspected by the local Town Hall when it was built. It confirms that the building was completed in line with issued planning permission. Older properties often don't have this.
- 3 The local rates are known as IBI, which stands for 'Impuesto de Bienes Inmuebles'. Make sure to ask to see a copy of the most recent IBI invoice.
- 4 This is the minimum value at which the Regional Tax Authority considers the property to be worth. If the minimum taxable value is higher than the purchase price, then you may be obliged to pay transfer tax on the higher value.



TOP TIPS

It is likely you will be faced with many questions when thinking of moving abroad, especially when different cultures are taken into account. Don't waste time searching for the answer. We have put together our top tips for buying property in Spain.



- 1 Do your homework**
Make sure you do your research into the area you intend to buy in.
- 2 Source a good estate agent**
There is little regulation for estate agents in Spain, It is important to find a well-established company to guide you through the process smoothly.
- 3 Seek specialist legal advice**
Choosing a legal advisor who can understand your language as well as the Spanish law is vital.
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- 5 Be cautious when buying off plan**
Buying off plan can be risky. Make sure the builder has a verifiable history.
- 6 Ask us about currency exchange**
When moving money between countries, there can be big bank charges. Speak to us about the best options for your situation.
- 7 You'll need a NIE**
A NIE is a tax identification number. It is essential for purchasing property in Spain. It doesn't matter if it's just a holiday home. We can help you get one, don't worry.
- 8 Consider the tax implications**
If you're in Spain for more than 183 days in a year, you are legally then a tax resident. You will need to present annual tax returns to Spanish tax offices between May & June every year. You are taxed on your worldwide wealth.
- 9 Consider the tax implications**
Prepare a Spanish will to make everything easier for your loved ones.

CONTACT US

We want to be good neighbours to you. Don't risk finding old or incorrect information online. Just get in touch and we'll do all we can to help you find your perfect Spanish home.



Mathew Wood



Great to meet you! I've been in property for around 25 years, working in both UK and international markets. Rightmove assessed my company number one in the country before we moved to Spain. I pride myself on my honesty and integrity.

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There's just one T in Mathew!

Amy Beth Reynolds



Hello! I've lived here since I was 18. My husband is Spanish so I've learned the language and the local dialect too. I love match-making people and property. Can't wait to help you find your dream home here.

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