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PORTUGAL (GOLDEN VISA) STEP BY STEP COSTS AND EXPENSES FOR VIP CLIENTS

STEP 1: PRE-APPLICATION & RESEARCH

Search properties to buy under the Golden Visa route.

- Airport Pickup (if requested)
- Preliminary meeting with your lawyer
- Researching and Inspection of the Property with your lawyer
- Negotiating the terms and asking price with the vendor
- Searches and Legal Due Diligence
- Reservation of the property (you will be required to pay a deposit of at least €6,000)
Reservation deposit is not refundable but will be deducted from the property price
- Obtain Portuguese Tax Number
- Open a Bank Account
- Obtain a health insurance policy for you and your family

Legal Fees: (for the main applicant and family members)

- **Legal fees:** Our legal fees depend on the number of family members applying with the main applicant and the purchase value of the property.

STEP 2: THE BINDING CONTRACT (OPTIONAL)

This stage helps the buyer to secure the property and prevents the sellers to sell the property to someone else. Most golden visa buyers have enough cash to buy the property immediately after their decision, therefore this stage is not required for everyone.

EXPENSES:

- **Promissory Contract, translation, legal fees and other expenses:** €1,230

STEP 3: COMPLETION OF PURCHASE OF THE PROPERTY

You will be required to pay stamp duty, purchase tax and other expenses listed below:

EXPENSES:

- **Stamp Duty:** 0.8% of the property value
- **IMT (Purchase Tax):** depends on the value of the property
 - Up to €92,407 -> 1%

- From €92,407 to €126,403 -> 2%
- From €126,403 to €172,348 -> 5%
- From €172,348 to €287,213 -> 7%
- From €287,213 to €550,836 -> 8%
- From €550,836 plus -> 6%

This calculation makes €28,965 purchase tax (IMT), for a property valued at €500,000

- **Notary Fees:** €684.50
- **Registration the purchase with the land registry (Title Deed Registration) and registration tax:** €403.75
- **Stamp Duty and Tax Calculation Payments to Portuguese Tax Office:** €215.25
- **Declaration of Property Purchase to the Tax Office:** €307.50

STEP 4: GOLDEN VISA APPLICATION PROCESS

You will be responsible for the costs or fees of the documents you prepare in your home country. You will be required to prepare police criminal record documents for all your family members aged 12 and above. These documents must be apostilled.

EXPENSES:

- **Power of Attorney from the Notary :** €184.50
- **Translation of original Police Clearance documents in English/Portuguese:** €307.50 *(for each family member aged 12 and above)*
- **Tax clearance letter from Portuguese Tax Office:** €215,25 *(for each family member aged 18 and above)*
- **Clearance letter from Portuguese Social Security Service:** €184.50 *(for each family member aged 18 and above)*
- **Golden Visa Application Fee and Card Fee- For main applicant:** €5,662.80
- **Golden Visa Application Fee and Card Fee- For each dependent:** €5,228.00

RENEWAL OF GOLDEN VISA FEES (Year 1, 3 and 5)

Valid as of 01 Nov 2017. These are payable after Year 1, when applying to extend the golden visa.

- **Golden Visa Renewal Fee - For main applicant:** €3,104.20
- **Golden Visa Renewal Fee - For each dependent:** €2,667.40
- **Translation of Original Police Clearance documents (new dated) in English/Portuguese:** €307.50 *(for each family member aged 12 and above)*
- **Health Insurance Policy Cost:** Average €684.50 for a family of 4
- **Power of Attorney from the Notary :** €184.50
- **Translation of original Police Clearance documents in English/Portuguese:** €307.50 *(for each family member aged 12 and above)*
- **Tax clearance letter from Portuguese Tax Office:** €215,25 *(for each family member aged 18 and above)*
- **Clearance letter from Portuguese Social Security Service:** €184.50 *(for each family member aged 18 and above)*
- **Property Registry Certificate Renewal :** €307.50
- **Lawyer Fees:** Depend on the number of family members applying with the main applicant and the purchase value of the property

ONCE PROPERTY IS PURCHASED, THERE IS AN ANNUAL TAX PAYABLE TO TAX AUTHORITIES WHICH IS BETWEEN 0.3% AND 0.5% OF THE PROPERTY VALUE.