

Buyer's checklist



Guiding you towards a successful purchase

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

- Is all of the property registered at the Land Registry? Ask for a copy of a land search known as a nota simple.
- Has the property ever been inspected by the Town Hall for breaches of planning permission?
- Does the property have a licence of first occupation? If not please explain why? The licence of first occupation means the property was inspected by the local Town Hall once built and has been completed in line with the planning permission issued. Some older properties may not have this.
- Is the property registered with the Town Hall for local rates known as IBI. Ask for a copy of the IBI invoice (Impuesto de bienes inmuebles).
- What is the taxable value of the property? 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 maybe obliged to pay transfer tax on the higher value.
- Does the property have its own meter for water? Ask for a copy of a recent bill.
- Does the property have its own meter for electricity? Ask for a copy of a 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?

My
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If you wish to discuss the purchase of your Spanish property with us before, during and after your visit to Spain, please telephone us or send an email to enquiries@mylawyerinspain.com

Ten top tips for buying a property in Spain

It is likely you will be faced with many questions when thinking of moving abroad, especially when different cultures are taken into account. So instead of searching for the answer yourself, we have put together our top 10 tips for buying a property in Spain.

- 1 Do your homework**
Make sure you do your research into the area you intend to buy in.
- 2 Consider renting before you buy**
Take your time before purchasing – consider renting for the first year to get a feel for the area and new lifestyle before you make that all-important decision.
- 3 Source a good estate agent**
As there is little regulation for estate agents in Spain it is important you find a well-established company that will guide you through the process smoothly.

- 4 Seek specialist legal advice**
Choosing a lawyer who can understand your language as well as the Spanish law is vital when purchasing a property so you can be kept up to date with your purchase as it proceeds.

- 5 Research all legal issues**
Find a solicitor (abogado) to advise and assist in the legal documents, process and who understands the costs involved in your property purchase.

- 6 Check the property**
It is important to organise an accurate survey of the property prior to purchase so you are not met with any surprises further down the line.

- 7 Be cautious when buying off plan**
As a result of the Spanish economic downturn, buying off plan can be risky so make sure that your builder has a long verifiable history.

- 8 Open a bank account**
Open a bank account as soon as you can, it will help funds and transfers run smoother.

- 9 Consider tax implications**
If you live in Spain for more than 183 days a year, then legally you will become a tax resident and should present annual tax returns to the Spanish tax offices between May and June each year.

- 10 Prepare a Spanish Will**
It is highly advisable to prepare a Spanish Will if you own property or have assets in Spain.

