

GOVERNMENT & LEGAL FEES/Details

PROPERTY PURCHASE TAX: In Portugal, IMT (property purchase tax) is calculated using the following formula based on the purchase value of the property:

From	To	Tax
€0	€92,407	1%
€92,408	€126,403	2%
€126,404	€172,348	5%
€172,349	€287,213	7%
€287,214	€550,836	8%
	€550,837+	6%

LEGAL & PROFESSIONAL FEES: These fees are payable to Coates Global for the legal advice and consultancy services they provide, including lawyer fees in Portugal.

ADMINISTRATION FEES: Coates Global's administration fee, fixed at €500.00 per person, covers disbursements and legal paperwork, including all contracts related to the purchase of property, such as the Promissory Contract, Rental Contract, Building Contract, Sales Contract, Reconstruction Contract and so forth.

FREE SERVICES: There will be no fee on the following services (these services will be provided free of charge):

- Tax Calculation and Payments to Tax Office
- Power of Attorney
- Certification of both original Police Clearance and marriage certificates
- Clearance letters from Portuguese Tax Office and Social Security Service
- Property Registry Certificate Renewal

TRANSLATION COSTS: Translation into Portuguese is €15.00 per page from English or €25.00 per page from other languages

TAX REPRESENTATIVE FEE: Each year €676.50 is payable to a chartered accountant.

HEALTH INSURANCE: An international health insurance policy is required. Approximate cost depends on the age and existing health conditions and starts from 500 Euros a year for a family of four.



SIMPLIFIED LIST OF EXPENSES & COSTS ARI-GOLDEN VISA PROGRAMME / PORTUGAL VALID FROM 1 MARCH 2019

YEAR 0 – PROPERTY PURCHASE / FIRST GOLDEN VISA APPLICATION			
	Payable to	Amount to pay	When to pay
Legal and Professional Fees* (Per family)	Coates Global	TBC	When instructed
Administration Fees (Per family member)	Coates Global	€500.00	When the Golden Visa application is submitted
Stamp Duty (Per property)	Portuguese Tax Office	0.8% of the property value	When the final deed is signed
Property Purchase Tax	Portuguese Tax Office	Please see Property Purchase tax table to the left	When the final deed is signed
Land Registry Fee	Registry Office	€250.00	When the final deed is signed
Golden Visa Admin Fee (Main Applicant)	SEF Foreign Police and Border Control	€ 527.60	When Golden Visa application is submitted
Golden Visa Admin Fee (Per dependant)	SEF Foreign Police and Border Control	€ 82.30	When Golden Visa application is submitted
Golden Visa Approval Fee (Per family member)	SEF Foreign Police and Border Control	€ 5,274.40	When Golden Visa application is granted
YEAR 1 & 3 – GOLDEN VISA RENEWALS			
Legal and Professional Fees (Per family)	Coates Global	€2,500.00	When renewal application is submitted
Administration Fees (Per family member)	Coates Global	€500.00	When renewal application is submitted
Golden Visa Admin Fee (Main Applicant)	SEF Foreign Police and Border Control	€ 527.60	When Golden Visa application is submitted
Golden Visa Admin Fee (Per dependant)	SEF Foreign Police and Border Control	€ 82.30	When Golden Visa application is submitted
Golden Visa Approval Fee (Per family member)	SEF Foreign Police and Border Control	€ 2,637.20	When Golden Visa application is granted
YEAR 5 – CITIZENSHIP OR SETTLEMENT APPLICATION			
Legal and Professional Fees	Coates Global	€3,000.00/Each family member	When application is submitted
Public Registry Office Fee & Administrative Expenses	Public Registry Office	€500.00 /Each family member	When application is granted

These fees are valid as of 01 March 2019. There might be other fees applicable to the clients if they are from certain countries, such as Iran. Please note that Government fees and taxes are subject to change every year.

** Our legal fees vary due to the nationality of the client, the type of investment option as well as the number of family members.*