

CURRENT EXPENSES, RELATED TO REAL ESTATE

- Association of owners (Community). Compilation of advice from neighbors for the maintenance of common areas (swimming pool, garden, etc.), including small repairs to the building. Depending on the agreement of the owners, payments can be made monthly, quarterly, semi-annually or annually. In Lloret de Mar, the average amount of this payment is usually between € 30 and € 250 per month for luxury properties.
- Supplies. Depending on consumption. In the case of water consumption in our town, payment is made quarterly. The rest of the utility bills are usually billed every two months.
- Waste collection tax. It is paid once a year, the average amount is usually between € 140 and € 160.
- Municipal tax on real estate (IBI). The main factor for its calculation is the property's cadastral value, which is always below the market value. The cadastral value update rate is also used, which depends on the year the cadastral value came into effect. The tax rate in each area is different and the amount to be paid varies according to the type of property. Previously, the payments of this tax were made once a year, in the month of July or August. In 2020, the mayor's office decided that it will collect the tax on a quarterly basis.
- Estate tax. It is payable if the taxable base of the income tax exceeds € 700,000. The tax rate rises between 0.2% and 2.5%. The highest rate applies to properties over 10.7 million euros and amounts to 2.5% of their total value. To reduce the value of this tax, it is recommended to distribute the property among several members of the family. To optimize taxes, we recommend contacting a specialist.
- Annual non-residents tax (IRNR).

LIGHTHOUSE COSTA BRAVA recommends that all owners "link" payments to their



bank account and periodically control automatic collection by comparing them with invoices from certain companies. Today, almost all supplier companies, city councils or any administrative body have online offices, which makes it very easy to control your property. In the case of official institutions, to access the online account, you will need an electronic signature.



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