

## **BUYER expenses for acquisition of real estate.**

- Tax on Patrimonial Transmissions and Documented Legal Acts.

It is a tribute ceded by the State to the Autonomous Communities. The taxable person is the buyer and the submission period is one month from the date of the deed.

As a general rule, it will be settled by the Onerous Patrimonial Transmissions (TPO) modality, except in cases of first transmission by the promoter of a home, premises, garage or storage room, in which case the buyer must pay VAT to the seller (promoter) and liquidate by the modality of Documented Legal Acts (AJD).

The first transfer of social housing is exempt from this tax.

Tax on property transfers: 10%. In case of new construction for residential buildings and apartments - 10% VAT. In the case of commercial facilities and undeveloped land, if the seller is a legal entity, VAT of 21%.

- Notary expenses: according to established state rates.
- Registration of the transaction in the Property Register.
- Bank charges: issuance of bank checks, bank transfers, etc.
- Home insurance.
- In case of mortgage loan processing: related expenses.
- Payment methods.

Its consignment in writing is required by the legislation on money laundering. Between individuals, cash is the means of payment; For amounts greater than one hundred thousand euros, the bank document S1 must be provided that proves its origin. Other common bank means of payment are deposit into account, transfer, checks or private promissory notes and bank checks, the latter being the most widely used.



When payments are made by or to entrepreneurs or professionals for operations over 2.500 euros, cash cannot be used as a means of payment.



C / Narcís Macià i Domènech, 19, loc. 1  
17310 Lloret de Mar, Girona



972 366 023



[info@lhcostabrava.com](mailto:info@lhcostabrava.com)  
[www.lhcostabrava.com](http://www.lhcostabrava.com)