

**Spanish tax non residents individuals -  
Corporate and tax issues per being  
owner of a real state located in Spain**

1. To obtain the Foreigner Identification Number (NIE).
2. **Deposit agreement** (reservation contract):
  - Payment between 8% and 10% (approx.) of the total price.
  - The deadline for granting the public deed is established.
3. **Purchase deed before notary:**
  - Identification of the seller / buyer.
  - Identification of the property.

**Attention!** Notary and Land registry costs (variable depending on the purchase price).

**Attention!** if the property is purchased with financing (mortgage).

## TAX ISSUES

- When purchasing the property:
  - **1st acquisition:** As a general rule, 10% VAT.
  - **2nd acquisition and/or subsequent:** As a general rule, 10% Property transfer tax (ITP) in Cataluña.
- Obligations per being owner of a property:
  - **IBI** - Annual tax (variable tax). Municipal tax.
  - **Wealth tax return** – Annual tax. As a general rule, to be declared the net assets located in Spain (limit: Euro 700.000).
  - Non-Resident Income Tax (19% EU tax residents/24% the rest):
    - **Rental income** – If the property is rented. Deadline: Quarterly tax.
    - **Real State property, presumed Income** – If the property is empty. Deadline: The year after the accrual date: deadline 31 December.
- When selling the property:
  - **Municipal added value tax** (“*Plusvalía municipal*”) - Tax paid at the time of the sale of the property (variable according to the municipality).
  - **Capital gain** - Tax paid at the time of sale of the property. Deadline: 4 months from the transmission of the property.