

Index: Portugal

- acquisition 485, 486, 489, 491, 492, 496, 497, 499, 502, 503, 505
- addresses list 511–517
- administrative authorities ... 491
- agricultural estates 492
- agricultural reserved areas .. 493
- Agência Portuguesa para o Investimento 492
- annulments 489, 497, 498
- Apostille under the Hague Convention 496
- architect's contract 498
- assets 490
- bank guarantee 488
- bank loans 496, 505
- beneficial use 486
- body corporate 492
- breach of contract 498, 500
- building contract 498
- building firm 498
- building leases 485
- building license 498
- building permit 496
- building plans 498
- building quality standards ... 499
- building zones 498
- business . 489, 492, 497, 503, 506
- buyers ... 485, 488, 489, 494, 495, 497, 503, 506, 509
- by-laws 493
- capacity to act 492, 501
- capital gains tax 505, 506
- carelessness 498
- charges . 486–487, 496, 497, 502, 503, 504, 505
- checklist 509
- children 502
- Civil Code 484
- claims 487, 493, 498, 499, 506
- co-owners 485, 491
- coastal areas 493
- collective ownership 484
- commercial register 492
- common law 490
- companies ... 492–493, 496–497, 504–505
- compensation 499
- completion 485, 486, 488, 498
- conflict rules 490
- construction completion 498
- formalities 498
- construction permits 498
- construction taxes 498
- construction zones 498
- contracts 509
- conveyance 487
- cork 493
- corporate persons 492
- corporation tax 505
- courts 488, 493, 502
- covenants 486–487
- cultural heritage 493
- deceit 498
- deficiencies 499
- Dein, Cristina 481, 511
- demographic/geographic background 484
- development plans 493
- dissolution 485
- division of the property 485
- documents 494
- donations 501, 502
- double taxation 506–508
- down payments 509
- dwelling permits 494
- easements 486
- ecological reserves 493
- encumbrances 486–487, 493, 505
- endorsements 486
- enforcement .. 488, 491, 493, 509
- engineer 498
- entitlement issues 492–493
- entry 506
- environment 493
- estate agents 494
- EU nationals 507
- execution 494–495
- expiration 489
- family law 490
- financing 496
- fiscal property value 497, 504, 505
- fiscal residence 507
- fiscal value 504
- foreign direct investment ... 492
- foreigners 492, 506
- form 491, 495, 501
- fraction 485
- fraudulent prices 505–506
- free movement of persons ... 506
- gifts . 486, 501, 502, 503, 505, 506
- good faith 487, 489
- gratuitous transfers 505, 509
- guarantees ... 484–486, 488, 496, 499
- Hague Convention of 5 October 1961* 496, 501
- health insurance policy 507
- historic site 494
- holiday homes 496, 499
- immigration 506
- income 484, 486, 504–508
- income tax 504
- inheritance... 485–487, 492, 501, 502, 505
- inheritance taxes 505
- installments 495, 496, 509
- international taxation ... 506, 508
- interpreters 488
- intestacy 502
- investment 492, 503
- joint ownership 484
- jurisdiction 501, 502
- Land Register 486, 487–489, 491–496, 498, 500, 503–504, 509
- land tax 486, 494, 504, 509
- landlords 500, 501
- landowners 496
- leasing contracts 496, 499
- legal personality 485, 492, 496
- legal persons 496
- legal rights 491
- legal title 509
- lessee 485, 496, 500
- lessor 496, 500
- liability exclusion 498
- license for use 498
- liens 486
- life assurance 496
- listed buildings 494, 498
- loans 496
- local plans 494, 498
- maintenance . 485, 491, 494, 498, 501, 504, 507
- marriage 490–492, 495
- matrimonial property regime 490
- minors 492
- mistake 497, 498
- mortgages 486, 487, 496
- national law 490
- nationality 490, 501, 508
- natural persons 492, 505, 507
- nature 487, 493, 498
- net wealth taxes 505
- new construction 498
- next of kin 502
- non-compliance 509
- non-residents 505
- notarial deed . 487, 489, 497, 496, 502, 503, 509
- notarized deed 485, 488, 495
- notary 495, 502
- notary charges 503
- notice period 500, 501
- nullification 489, 506
- nullity 488, 489
- offshore companies 497
- offspring 502
- olive tree 493
- options 491
- owners . 484–486, 491–494, 496, 503–505
- ownership 484–488

- parents 502
 permanent place of residence 508
 personal law 501
 physical defects 497
 pine 493
 place of residence 501
 planning permission 494, 498
 plot of land 484, 487, 491, 498
 possession 485, 502
 power of attorney 488, 495
 pre-emption... 485, 486, 491, 492,
 494, 500–501, 506
 preconditions 492
 preliminary contract ... 486, 489,
 490, 495, 503, 509
 preliminary information 498
 prescription 486, 489, 505
 prices 485, 488, 495, 497, 499,
 503, 504, 505–506, 509
 principle of a majority 484
 principle of causation 489
 private international law 501
 profits 504, 506
 proof of ownership 487, 488
 property rights 484, 486,
 488–490, 494, 502, 503
 protection of environment ... 493
 protection of nature 493
 protection of ownership 487
 purchase price 488, 495–497,
 503, 506, 509
 purchases 488–490, 492,
 494–497, 503, 506, 509
 real estate 484, 485, 488–493,
 496, 497, 502–505
 real estate transfer taxes 502–503
 real-estate purchase
 transaction 494
 rebuilding 498
 records 494
 reduced prices 469–499
 reform of property tax 505
 registration .. 487–489, 496, 503,
 509
 regulation on protection of
 tenants 500
 relevant records, access rights
 494
 renovation of old properties . 484,
 498
 rent control 500
 rental agreements 499–500
 rental contracts 499–500, 503
 rental legislation 501
 rentals 484, 499–501, 503
 repayments 496, 498
 representatives 492
 requirements 494–496
 residence 490, 501, 506–507, 508
 residence fiscal 507
 residence permits 507
 residential buildings 494
 residents 508
 restrictions 484, 486, 490, 492, 493
 restrictions on acquisition ... 490
 restrictions on foreigners ... 492
 restrictive covenants 486
 rights of guarantee 486
 rights of pre-emption 491
 rights of use 486
 rural properties 484, 491, 503
 sales 484, 486–492, 494–497,
 500, 503–505, 506, 509
 sales taxes 503
 savings accounts for building 496
 security 487, 489, 496, 499
 seller ... 487–489, 492, 493–495,
 497, 506, 509
 settlement 506
 sewerage rates 506
 sham transaction 506
 shares ... 484, 486, 493, 496, 497,
 503, 505
 signatures 486, 489, 495, 496
 sole owners 484
 spouse 490, 491, 502
 stamp duty 503, 505, 509
 stone oak 493
 succession 501, 502
 survey 509
 tangible rights 505
 tax advantages 496
 tax fraud 506
 tax number 495, 509
 tax office 487, 489, 491, 493–495,
 503, 504, 509
 tax residence 506–507
 tax rate 497, 503–506, 508
 taxation . 487, 489, 491–495, 496,
 497, 499, 502–509
 tenants ... 491, 493, 499, 500, 501
 term 492, 496, 499–503
 termination 500, 501
 testamentary disposition 501
 testators 501, 502
 third parties .. 485, 487, 489, 493
 tiered ownership 485
 time-sharing 485
 tourism 485, 506
 tourist resorts 485
 town council 491, 498
 transaction 489, 492, 502, 503, 506
 transfer of property 484, 489, 503,
 505
 transfer of the time-share 486
 transfer tax .. 494–497, 502, 503,
 509
 treaties 506, 508
 trustee 492
 understatement 505, 506
 unpaid taxes 493
 urban land 484, 491, 504
 use and residence 486
 usual place of residence 490, 508
 valuation . 487, 496, 497, 498, 504
 value added tax 503
 visas 507
 warranty claims, Hidden defects
 497–499
 wills 486, 487, 501–502
 withdrawal 499
 works contract 503