

The registration process in Portugal

The  approach

- **General ideas about PT Land Registry**
- **Getting Portuguese land registry information - Online «Permanent certificate»**
- **Performing the deed - Portuguese specific requirements**
- **Paying Taxes - Immovable property tax and stamp duty**
- **Requesting the registry and obtaining the certificate - Step by Step**

General ideas about Portuguese Land Registry

General ideas about Portuguese Land Registry

- The Portuguese Land Registry is a **public registry** that aims immovable **trade security** by giving **publicity** to the rights and charges over a certain land or building



General ideas about Portuguese Land Registry

The **Land Registrar** is a public official and a public servant which, with technical independence, **verifies the legality of the acts for which registration is requested by interested parties, in face of** :

1. Legal requirements;

2. The documents submitted;
and,

3. The previous registries,



Verifying:

the identity of
the
immovable,

the legitimacy
of the parties,

the compliance of
documents with
formal requirements
and the validity of
provisions
contained therein.

General ideas about Portuguese Land Registry



Title system



Legal presumption of the existence of the right

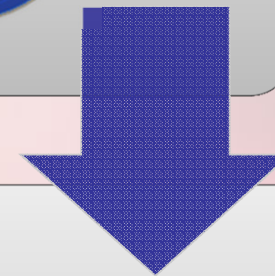
General ideas about Portuguese Land Registry



The transfer of rights or creating of burdens on property **demand that property right is inscribed in the LR favor to whom wants to convey or encumber.**

General ideas about Portuguese Land Registry

***Foreign documents can
be accepted***



**without translation and
legalization, in certain
situations.**



Getting Portuguese land registry Information

Online «Permanent certificate»

Getting Portuguese Land Registry Information

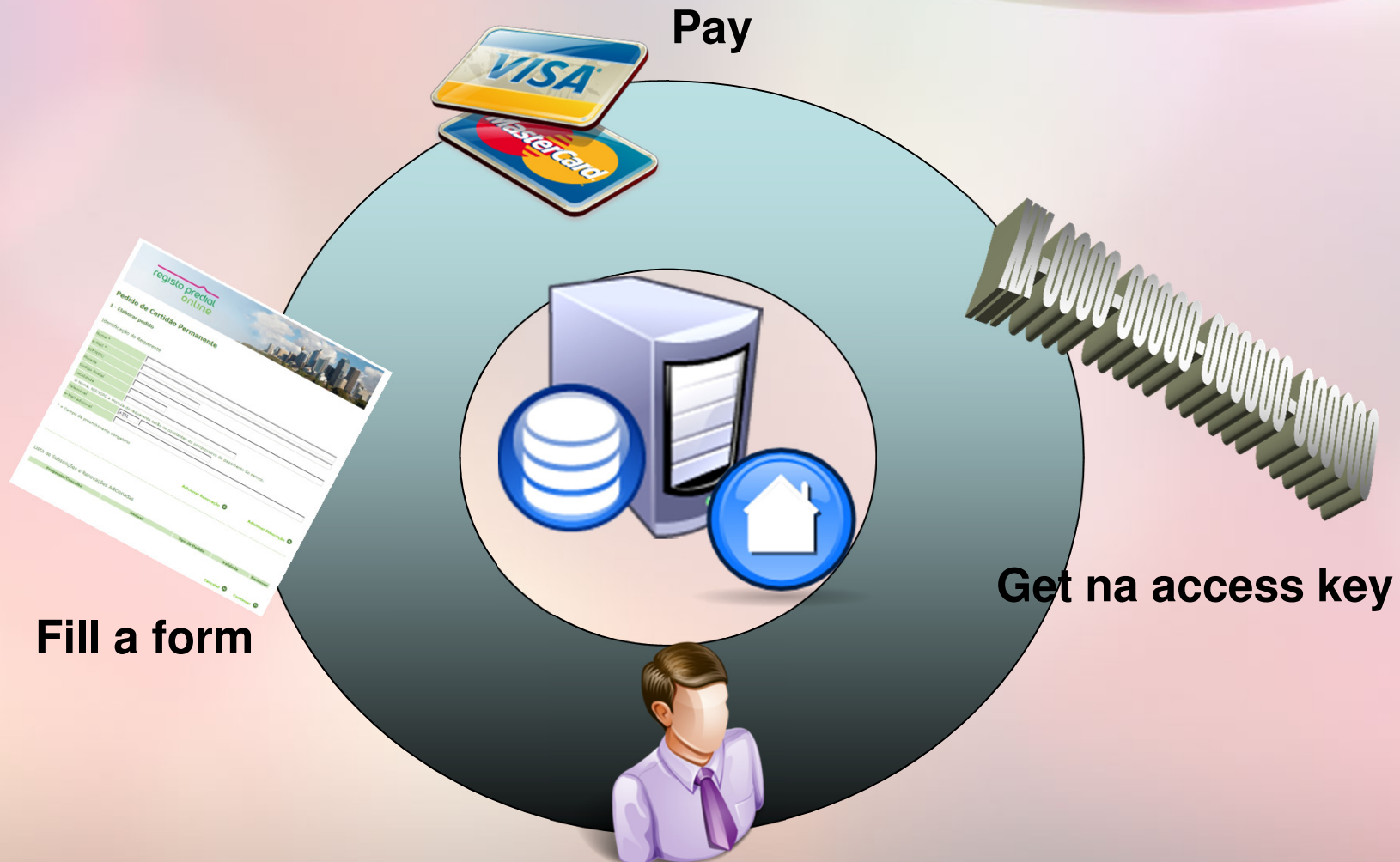
Online «Permanent Certificate»



- Portuguese Land Registry Information is **public** and there is no need to prove to have a legitimate interest to access it.
 - Paper certificates
 - Permanent Certificate (online)
 - Simplified land registry information
 - Paper copies

Getting Portuguese Land Registry Information

Online «Permanent Certificate»



Getting Portuguese Land Registry Information

Online «Permanent Certificate»



Required fields:

- Name
- e-Mail



Pedido de Certidão Permanente

1 - Elaborar pedido

Identificação do Requerente

Nome *	<input type="text"/>
e-Mail *	<input type="text"/>
NIF/NIPC	<input type="text"/>
Morada	<input type="text"/>
Código Postal	<input type="text"/>
Localidade	<input type="text"/>

O Nome, NIF/NIPC e Morada do requerente serão os constantes do comprovativo do pagamento do serviço.

Telemóvel	+351	<input type="text"/>
e-Mail adicional	<input type="text"/>	

* = Campo de preenchimento obrigatório

[Adicionar Renovação +](#)[Adicionar Subscrição +](#)

Lista de Subscrições e Renovações Adicionadas

Freguesia/Concelho	Imóvel	Tipo de Pedido	Validade	Remover
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[Cancelar ✕](#)[Continuar »](#)

Getting Portuguese Land Registry Information

Online «Permanent Certificate»



Required fields:

- Land registry property ID



Pedido de Certidão Permanente

2 - Adicionar Subscrição

Identificação do Imóvel

Localização

Distrito / Concelho / Freguesia *	<div>Distritos do País</div> <div>Concelhos do Distrito</div> <div>Freguesias do Concelho</div>
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☒ Descrição em Ficha ou Informatizado **

N.º de Ficha / Prédio *		Seleccionar Fracções »
Fracção Autónoma / Unid. Alojamento		
Fracção Temporal		

Adicionar Imóvel +

☐ Descrição em Livro **

☐ Informação Matricial **

Prazo de Validade

Prazo de subscrição/Custo	1 Ano / 15 €
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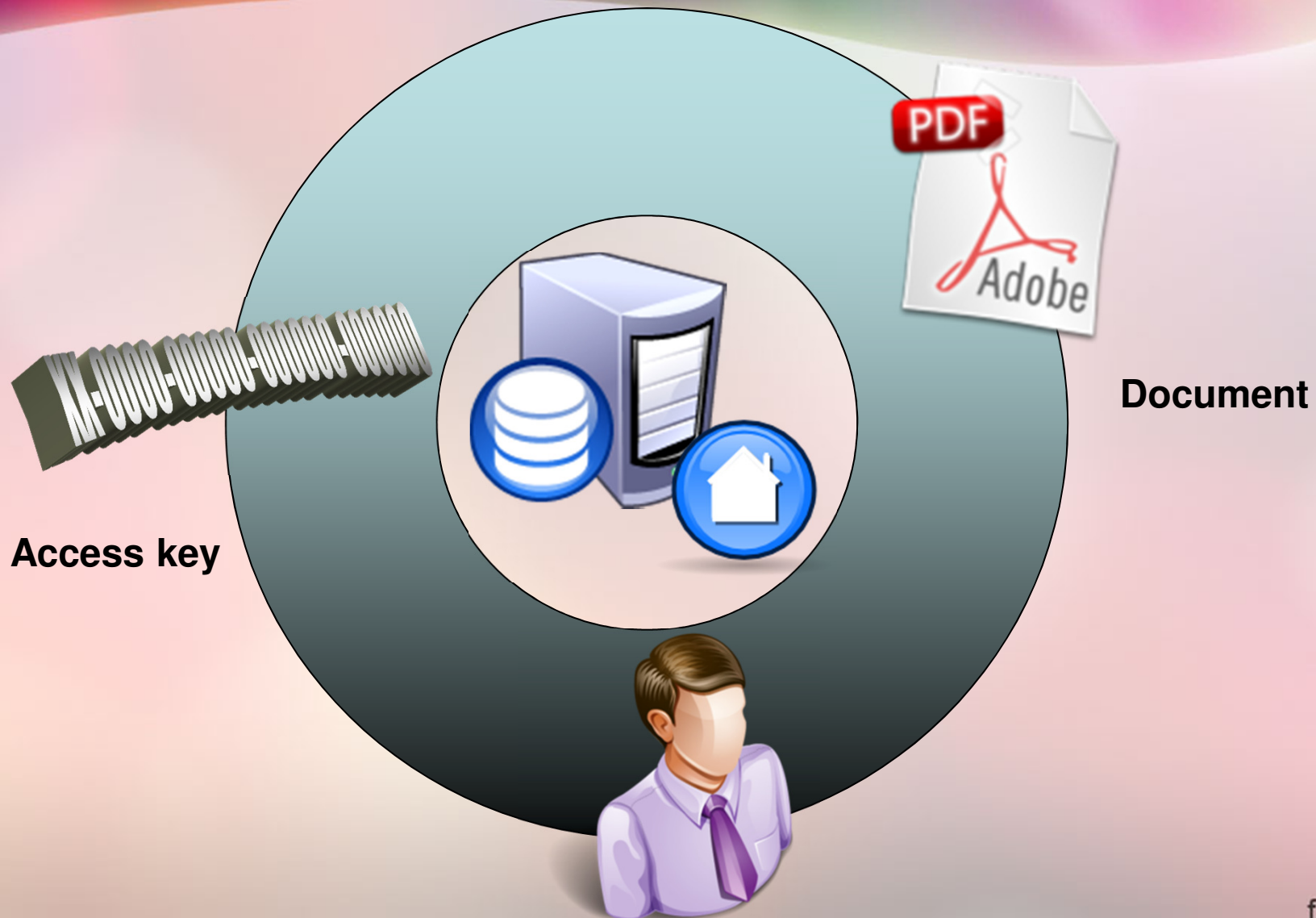
O prazo de validade da certidão inicia-se no momento da sua disponibilização

* = Campo de preenchimento obrigatório

** = Preencher apenas uma das formas de identificar o prédio

Getting Portuguese Land Registry Information

Online «Permanent Certificate»



Getting Portuguese Land Registry Information

Online «Permanent Certificate»



Required fields:

- **Access Key**

The screenshot shows the 'registo predial online' website interface. At the top, there is a header with the text 'registo predial online' and a background image of a city skyline. Below the header, the title 'Acesso à Certidão Permanente' is displayed. A search bar contains the text 'Código da Certidão a Pesquisar *' and the value 'PP-0004-22401-130201-002252'. To the right of the search bar is a 'Validar Código' button with a green checkmark icon. Below the search bar, there is a link that says 'Clique aqui caso pretenda saber a situação das certidões requeridas'. At the bottom, there is a note that says '* = Campo de preenchimento obrigatório'. In the bottom right corner, there are two buttons: 'Sair' and 'Continuar' with a right arrow icon.

Getting Portuguese Land Registry Information

Online «Permanent Certificate»



Relatórios Associados à Certidão:

Para consultar a Descrição Genérica [clique aqui.](#)

Voltar à Página Inicial «

Requesting a Portuguese land registry certificate Online «Permanent certificate»



Relatórios Associados à Certidão:

Para consultar a Descrição Genérica [clique aqui.](#)

Voltar à Página Inicial 

Performing the deed

Portuguese specific requirements

Performing the deed

Portuguese specific requirements

Housing Buildings

- **Utilization permit**
 - must be **presented** to the notary
 - which shall **mention it (number, date and issuing authority)** in the **deed**
- Or exemption situation



Performing the deed

Portuguese specific requirements



Technical Document of the Building

- The notary must state in the deed the deliverance to the buyer of the document



Paying Taxes

Immovable property tax and stamp duty

Paying Taxes

Immovable property tax and stamp duty



Taxes

**Immovable
property
transmission
tax;**

Stamp duty.

Tabelas IMT 2013 - Habitação Secundária (Continente).

Valor sobre que incide o IMT (em euros)	Taxa Marginal (em percentagem)	Parcela a abater (em euros)
Até 92.407	1%	0,00
de 92.407 até 126.403	2%	924,07
de 126.403 até 172.348	5%	4.716,16
de 172.348 até 287.213	7%	8.163,12
de 287.213 até 550.836	8%	11.035,25
superior a 550.836	6%	0,00

Paying Taxes

Immovable property tax and stamp duty



According to article 62 n.º 2 of the Immovable transmission tax code, if the transmission operates by an act or contract abroad, the **tax payment must be made during the following month.**

The same rule applies to stamp duty.

Paying Taxes

Immovable property tax and stamp duty



- Obtain a Portuguese tax number (NIF).
- it is no need a tax representative



Requesting the registry

Step by Step

Requesting the registry

Step by Step



- The Portuguese land registry request is available online.



- In Portuguese only.

www.predialonline.mj.pt

- For the CROBECO project the request will be by e-mail with a digital certificate.

Requesting the registry

Step by Step



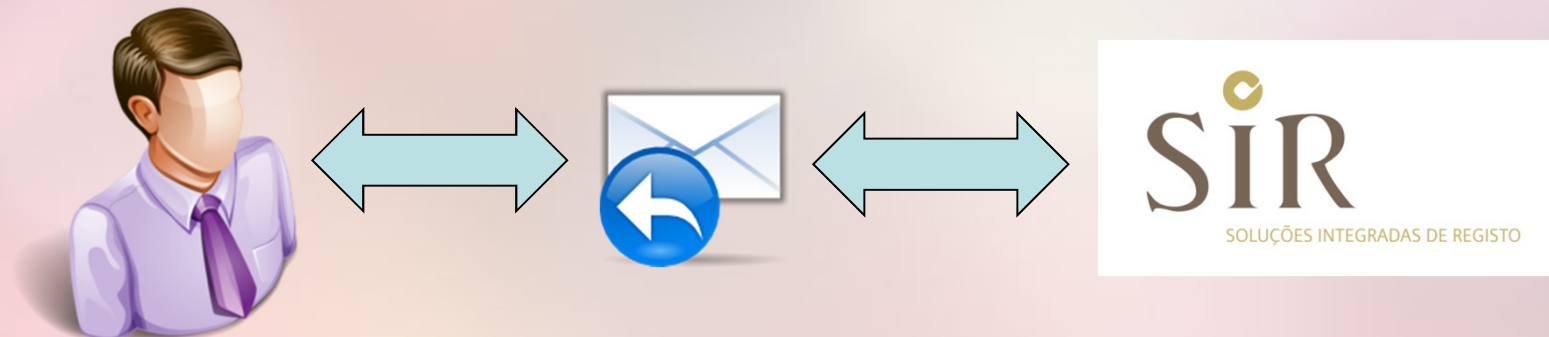
- Portuguese land registry has no territorial jurisdiction.
- For the pilot we will have chosen just one land registry service



- **SIR – Integrated Registry Solutions** which is able to perform land registry acts throughout the Portuguese territory.

Requesting the registry

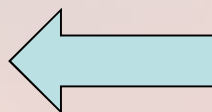
Step by Step



Registry Request

Requesting the registry

Step by Step





**Thank you very much
for you attention!**

***Filomena Gaspar Rosa,
Registrar***