Buying a property en spain

The fees and taxes you'll encounter when purchasing real estate in Spain depend on whether you're buying a new promotion or a second -hand property, Below is a breakdown of the key costs involved:

New Promotion:

- VAT (IVA): A 10% tax applied to the purchase price.
- Stamp Duties: Typically 1.2%, also paid at the time of purchase.
- Both VAT and stamp duties are settled when you sign the purchase contract at the notary.

Second-Hand House:

1. **Transfer Tax** (Impuesto de Transmisiones Patrimoniales, ITP):

   A 7% tax based on the reference value of the property.

   Unlike VAT, the transfer tax must be paid directly to the tax office within 30 days of the purchase being finalized.

2. **Lawyer Fees**:

   Usually set at 1% of the purchase price. It's advisable to hire a lawyer to handle paperwork, review contracts, and ensure a smooth transaction.

3. **Notary Fees**:

   These vary based on the agreement between the buyer and seller but are typically around 0.25% of the purchase price.

4. **Inspection Technician Fees**:

   Property inspections aren't very common in Spain, but if requested, fees can reach up to €3,000, depending on what is agreed between both parties.