

# TAXES FOR RESIDENTS/NON RESIDENTS OWNERS IN SPAIN

## UPDATE 2009

**This guide has been prepared by the following companies, for the information about the tax requirements over owners of Spanish properties, specially those in the South-East of Spain:**

**This guide is, of necessity, both brief and general, and is therefore no substitute for proper professional advice, which we will be happy to provide on request.**

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Dear Sirs,

We invite you to read the following information which is an up to date Tax Report because you are an owner of a SPANISH PROPERTY in Spain. Whilst the purchase process of the property is complete, you are now enjoying the ownership of a property in Spain.

However, although you have already paid the taxes and the rest of the expenses involved in the purchase process of the property, once you have the legal ownership of a Spanish property, you have to pay, and to fulfil, specific taxes and obligations like the ones considered in this report. Unfortunately, the tax payments are not finished on completion of your purchase, as the owner of property here in Spain whether you are a resident or non-resident you have to consider your tax liabilities.

We would like to remind you that, the taxes and expenses involved in the purchase process like notary, land registry and solicitor fees, transfer tax, and others like bank expenses, stamp duty etc., ARE ALREADY PAID. The following taxes and declarations considered in this report are the ones to be paid, once the purchase process is finished, and complete. These are paid yearly in arrears and to do this you have to fill in a tax return just like you do in your country of origin.

So, to help you understand this, we invite you to study carefully the information included here, this will give you an overview about your tax situation now and in the future, and to explain how we can help you by offering OUR SERVICES TO DEAL WITH the sometimes complicated paperwork on your behalf.

As you will see in the structure of the report, there are two main parts:

- A) TAXES AND REQUIREMENTS FOR CURRENT OWNERS OF SPANISH PROPERTIES.- (Considering just the taxes derived from the current ownership of the property, not the ones derived for the purchase process).
- B) TAXES INVOLVED IN THE SALE.- We are including this part in order to inform you what the tax repercussions will be if you decide to sell your property in the future.

At moment, if you have not decided to sell your property, your tax obligations will be just the ones included in the **part A**).

Please, let us know your opinions and questions about the information here and if there is anything that is not clear, we will be very pleased to attend all your queries and doubts.

We do hope that this information is helpful and clears up the grey areas regarding you and your tax obligations.

Yours faithfully,

Juan Carlos Marhuenda Gómez  
Lawyer

## A) TAXES AND REQUIREMENTS FOR CURRENT OWNERS OF SPANISH PROPERTIES

When you read about these taxes, you will probably understand why until recently it was a legal requirement that a non-resident must have a *representante fiscal* (fiscal representative) in Spain to manage their tax affairs, and why, when the legal requirement was removed, most of the non-residents (as well as many residents) continued to use their services.

### - The previous step to consider.- The “Residencia”

For tax purposes, “**Residence**” is normally determined by whether the person is actually resident in Spain for 183 days in the tax year. There can however be exceptions to this general rule. But what is a reasonable certainty is that a person who spends less than 183 days during a tax year in Spain, and does not have residencia, will not be regarded as resident, and will therefore only pay tax to the Spanish authorities on their assets and income in Spain.

Such a person would be liable in the UK for the tax on their world-wide assets and income, and would generally obtain a set-off under the UK’s Double Tax Treaty with Spain against this for those taxes paid in Spain.

For a person who becomes resident in Spain, either officially or by spending more than 183 days there, the position is generally reversed: tax is due to the Spanish authorities on their world-wide assets and income, with a set-off for any tax paid in the UK. This is however a very complex area, and you should obtain specialist advice on your tax status and its implications.

The way in which individuals and corporate bodies pay tax in Spain varies depending on whether or not they are residents of Spain.

### A) INDIVIDUALS

Individuals shall be deemed to have their principal residence in Spain if they meet any of the following conditions:

- They spend more than 183 days per calendar year in Spain. Occasional absences shall be taken into account to calculate the period of residence, except when said individuals prove they have their tax residence in another country. In the case of countries or territories



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classified as tax havens, the Spanish tax authorities may request proof of residence in the tax haven for 183 days per calendar year.

- Calculation of the period of residence shall not take into account any temporary stays in Spain that are the result of obligations arising from cultural or humanitarian collaboration agreements entered into with the Spanish public administration with no payment involved.
- Their main or central place of business is directly or indirectly located in Spain. Unless there is evidence to the contrary, an individual shall be deemed to be a resident of Spain if, in accordance with the aforementioned criteria, his or her legally non-separated spouse and dependent minor children have their principal residence in Spain.

Individuals of Spanish nationality who prove they have changed their country of residence to a tax haven (Appendix III) shall continue to be liable for Personal Income Tax (IRPF) in Spain for the tax period in which the change of residence occurs and the following four tax periods.

An individual shall be deemed to be a resident or non-resident for the entire calendar year, given that a change of residence does not give rise to an interruption of the tax period.

**Proof of tax residence** Tax residence shall be proven by means of a **certificate** issued by the competent tax authority in the country in question. This certificate shall be valid for one year. An individual may have a residence permit or administrative residence in a country and yet not be deemed to have tax residence there.

This certification for the tax purposes is absolutely different from the “**Residence Card**”, or the “**Certification of Residence**” applied for the 2007. These are documents to demonstrate the residence just for public or individual transactions different of the tax system.

## **B) CORPORATE BODIES**

Any corporate bodies shall be deemed to be a residents of Spain if they meet any of the following conditions:

- They were incorporated in accordance with Spanish law.
- They have their registered office in Spain.
- They have their effective headquarters in Spain.

A corporate body shall be deemed to have its effective headquarters in Spain if management and overall control of its activities is based in Spain.

If there is a change of residence, the tax period shall end when this change occurs.

## **C) OPTIONAL SYSTEM FOR INDIVIDUALS WHO ACQUIRE TAX RESIDENCE IN SPAIN BECAUSE THEY HAVE MOVED TO SPAIN AS A RESULT OF AN EMPLOYMENT CONTRACT**

In accordance with the legislation in force as from 1 January 2004, individuals who acquire tax residence in Spain as a result of moving to Spain may choose to pay IRPF (Income Tax for Residents) or IRNR (Income Tax for Non-Residents) during the tax period in which the change of residence takes place and for the following five tax periods if they meet the following conditions:

- They were not residents of Spain in the ten years prior to their new move to Spain.
- The move to Spain is the result of an employment contract.
- The work involved is actually carried out in Spain.
- The work is carried out for a resident company or body corporate or the permanent establishment (PE) in Spain of a body corporate that is not a resident of Spain.
- The earned income deriving from said employment relationship is not exempt from IRNR.

Taxpayers who choose to pay IRNR shall, as a real obligation, be liable to capital tax.

The regulations that develop the procedure for exercising this option are pending publication.

***ONCE THE RESIDENCIA CONCEPT IS CLEAR,  
HERE THERE ARE THE TAXES TO BE PAID  
IN SPAIN AS OWNER OF SPANISH PROPERTY:***



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## **1. Impuesto sobre Bienes Inmuebles – IBI (sometimes known as contribuciones, or SUMA) is the annual real estate tax - the equivalent of your council tax in the UK if that's where you resided .**

This is a tax to be paid to the Town Hall, or Municipality, once a year.

In Spain this is paid by residents and non-residents alike. It is based on the "Valor Catastral", which is revised every 10 years, and updated annually in line with inflation. It is paid to the local authority for services such as refuse collection, hospitals, police, schools etc., just as it is in the UK.

It is a municipal tax and so can vary considerably from one area to another for the same type of property (just as council tax varies in the UK), but typically it is between 0.75% and 1% of the *valor catastral*.

## **2. Impuesto sobre el Patrimonio (Wealth Tax).**

This is a tax which was paid by both residents and non-residents – but it affects them differently: residents had an exemption of EUR 108,000 each, so a property owned jointly by husband and wife is free of *patrimonio* up to EUR216,000. Non-residents do not benefit from this exemption. Mortgages or other debts registered against the property can be deducted from their value, whether you are a resident or not.

It was done through the famous *model 214*.

**NOW THIS TAX IS CANCELLED!!**

Spanish Prime Minister Jose Luis Rodriguez Zapatero said before the elections he would eliminate the wealth tax if re-elected in the general elections in March, adding that he saw room for further tax cuts.

**SO, AFTER 2008, THIS TAX MUST NOT BE PAID IN SPAIN**

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## **2. Impuesto sobre la Renta (Income Tax).**

### **Income from employment**

In general, income earned by non-residents for work carried out in Spain shall be subject to tax on the full amount at the general tax rate of 25%.

Special cases:

- A rate of 8% shall be applicable to income earned by individuals who are non-residents of Spain (provided they are not liable to pay IRPF) and employed by Spanish diplomatic missions and consulates abroad, so long as specific regulations contained in international treaties to which Spain is a party are not applicable.

However, if work is carried out entirely abroad and the income obtained by the aforementioned individuals is subject to personal income tax in another country, the income shall not be deemed to be obtained in Spain and shall therefore not be subject to IRNR.

- A rate of 2% shall be applicable to income earned by non-resident individuals in Spain by virtue of specific-duration employment contracts for foreign seasonal workers, in accordance with Spanish labour regulations.

### **Income from economic activities**

In the case of income from economic activities carried out in Spain by non-residents without a permanent establishment, the tax base shall be calculated based on the difference between the gross income and the following expenses:

- Staff costs
- Cost of supplies
- Utilities

A general rate of 25% shall be applicable to the resulting tax base. Income from economic activities shall be deemed to include income from services rendered, from freelance professional activities and artistic and sports activities.

### **Income from real-estate property (this could be your case)**

Regardless of whether or not the real-estate property is leased out, income from said property shall be subject to IRNR. However, the tax treatment varies

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depending on whether or not the property is leased.

- Unleased urban property: Non-resident taxpayers who own urban property that is used by the owner but not for economic activities, that is transferred free of charge or is unoccupied shall be liable to pay IRNR. The tax is based on the estimated income of 1.1% of the property's cadastral value (or 2% if the cadastral value has not been subject to revision or modification since 1 January 1994) and the applicable tax rate is 25%.
- Leased or subleased property: The full amount received from the lessee for all purposes shall be taken into account. Said amount shall include, where applicable, any assets leased with the property, but shall exclude VAT and no deductions of expenses shall be made.

The applicable tax rate is the general rate of 25%. When premises are set up in Spain and used exclusively for the management of a property leasing activity, whose staff have a full-time employment contract, the activity carried out on said premises shall be understood to be a business run through a Permanent Establishment and shall be subject to tax as per the regulations indicated in the section on Income obtained through a Permanent Establishment (PE).

## **Income from dividends and interest**

Non-residents of Spain who obtain dividends or interest paid by a resident individual or public or private corporate body in Spain shall be subject to IRNR in Spain. When an agreement is applicable, the relevant tax rate shall be lower than the general rate. Furthermore, interest received by residents of an EU Member State shall be exempt from tax, provided said interest is not obtained through a tax haven.

Interest deriving from investments in public debt (except when obtained through a tax haven) and yields of non-residents' bank accounts shall likewise be exempt from tax.

- Tax base: Full amount of said dividends or interest.
- Tax rate: In general, the rate of 15% shall be applicable as from 1 January 2003. For residents of a country with which an agreement exists, the tax rate shall be the rate established in said agreement.

## **Pensions obtained in Spain**

When residents abroad receive a pension paid by a Spanish resident, the full



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amount of the pension shall be subject to Spanish tax. If for any reason, you are receiving pensions from a Spanish company, or institution, this pension will be taxable in Spain.

## **Pensions obtained out Spain by non-residents (this could be your case)**

Pensions are deemed to be earnings as a result of prior employment and are treated differently depending on whether they are public or private pensions.

**A public pension** is understood to be a pension received as the result of prior public employment, i.e. as a result of services rendered to a state, a political subdivision thereof or a local agency. **A private pension** is understood to be any other kind of pension received as a result of prior private employment.

- In the case of private pensions, most agreements stipulate that taxation rights lie exclusively with the country where the taxpayer is a resident.
- In the case of public pensions, said right is held by the country where the pensions originate rather than the country where the taxpayer is a resident, except in the case of some agreements, which stipulate that if the taxpayer holds the nationality of the country where he/she is a resident, said country holds the taxation rights.

## **Capital gains from the sale of real-estate property**

Capital gains from the sale of real-estate property are subject to tax.

In general, capital gains are determined by calculating the difference between the conveyance value (price at which a property is sold) and the acquisition value (price at which the property was originally purchased).

The acquisition value shall be made up of the actual price paid for the property, plus any expenses and taxes inherent to the acquisition paid by the current seller at the time he/she purchased the property. Depending on the year of acquisition, this value shall be modified by applying certain updating coefficients established every year in the Spanish Budget Act.

The regulatory depreciation amounts applied shall be deducted from the amount thus calculated, when applicable, and at least the minimum depreciation shall be calculated in all cases. Said depreciation amounts shall be updated in accordance with the corresponding year.

The conveyance value shall be the actual price at which the sale is made, minus any expenses and taxes inherent to the conveyance paid by the seller.



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The conveyance value shall be the actual price at which the sale is made, minus any expenses and taxes inherent to the conveyance paid by the seller.

The difference between the conveyance value and the acquisition value thus calculated shall be the capital gains subject to tax.

However, if the property was acquired by an individual before 31 December 1994, the calculated capital gains shall be reduced by 11,11% per year for each year after the second year the property has belonged to said individual. This time shall be calculated based on the number of years between the acquisition date and 31 December 1996 and shall be rounded up.

The taxable gains may then be determined by applying the percentages in the following conditions to the previously calculated capital gains:

- Tax rate:
  - A rate of 18% shall be applicable to the tax base thus calculated.
  
- Tax form:
  - Form 212. When the property conveyed is owned jointly by a married couple in which both spouses are non-residents, a single tax return may be filed.
  
- Filing deadline:
  - Within the 3 months after the purchaser's deadline for paying the withholding tax (said deadline being one month from the date of sale)
  
- Place for filing tax returns:
  - The offices or branch of the tax authorities corresponding to the location of the property.

**Withholdings at source:** The party acquiring the real-estate property, Regardless of whether or not said party is a resident of Spain, is obliged to withhold 3% (in the past was 5%), of the agreed sales price and pay it to the tax office.

For the seller, said withholding shall be deemed payment at source of the capital-gains tax corresponding to the conveyance of the property.

The purchaser shall therefore provide the non-resident seller with a copy of Form 211 (by means of which the withheld amount is paid to the tax office) so the seller can deduct said withheld amount from the tax liability resulting from the capital-gains tax return. If the amount withheld is higher than the tax amount to be paid, refund for the excess may be applied for.



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However, in the case of individuals, if more than 10 years elapsed between the date the property was originally purchased or the latest reforms were made to it and 31 December 1996, no capital gains shall be payable and there shall be no obligation to file a capital-gains tax return. In this case, there shall consequently be no obligation to withhold and pay the 5% withholding tax.

- Filing deadline:
  - Within 1 month after the date the property is sold.
- Tax Form:
  - Form 211.

**Refund of excess withholdings:** In the event of capital losses or if the amount withheld is higher than the actual tax liability, refund of the excess withheld may be applied for by means of Form 212. The refund will be made by bank transfer to the account indicated on said form.

## So how do you pay these taxes?

The best way of dealing with the ***IBI*** is to set up a *domiciliación* (direct debit) from your bank. You can include any other municipal charges with this. You obtain a form from your bank which authorises them to pay the bill, and you lodge this with your Ayuntamiento, to tell them to send the bill to your bank.

For the **imputed income tax (before 2008, also Wealth Tax)**, ***if you are a non-resident*** owner of one property only, the procedure is the following: Your tax adviser, or your lawyer, **has to complete the Form 214** where you can declare wealth tax and imputed income tax as well as income tax for non-residents. You can file this form at the local *Agencia Tributaria* (Tax Office) at any time during the year.

But if the property is owned jointly, both partners will have to file a form. In order to file the form, you need to take with you the *IBI* receipt (as this shows the *referencia catastral*, to enable the office to check the catastral value), and the *escritura* (which shows the market value/ declared value).

***If you are a resident***, or a non-resident with more than one property, you cannot use the simplified Form 214 procedure. In this case, you (and your partner if the property is owned jointly) **need to file Form 210** for the imputed income tax. These can only be filed between May 1<sup>st</sup> and June 20<sup>th</sup> - hence the need for a fiscal representative.



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## 2.- TAXES INVOLVED IN THE SALE

### A) VENDORS SPANISH NON-RESIDENTS

#### A.1.- BEFORE 2007

When you, as vendor, bought your property in Spain, you paid the taxes involved in the same transaction. These, apart from other general expenses like notary, land registry or solicitor fees, the 7% for the Transfer Tax, and the 5 % for the Capital Gains retention (this last one, if the previous owners were non residents).

So, as buyers, you paid the 7 % of the price of the property as shown in the property deeds.

**While you owned your property in Spain, you had to make the following declaration of taxes:**

- **The first year after completion:** After completion, the Spanish government considers that you, just for the reason to own a property in Spain, have to pay the **0.25 %** of the official price of the property. It is paid only once, and specifically the year in which you bought the property. This tax is a part of the General Income Tax.
- **The following years:** You have to make the proper declarations of the **Income Tax**, and the **Wealth Tax**. These taxes are calculated over the general incomes received, and from the official value of the property.

**If you have not made any of these declarations, please, feel free to consult us in order to instruct you how to do it.**

- **When you sell your property:** You have to pay **Capital Gains** for the benefit obtained from buying-selling your property.

Till 2007, the Capital Gains Tax was the **35 %** of the net benefit obtained from the price paid for buying the property, and the price obtained in the sale (considering "price", as the one established in the deeds).

The system was even more complicated, because there was established a retention, or withholding, for the payment of this tax for the **5 %** of the declared price in the sale.

**Please, note the difference:**

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- A) This was before 2007, the seller had to pay **35 % for CG, from the NET PROFIT** (which means Selling Price - Buying price – Less general expenses and taxes paid on the purchase- improvements in the property). Please, pay attention to the following example:

**Example 1:**

You bought the property for an official price (Declared Value) of 100.000 EUR. You paid 7.000 EUR Transfer Tax (7% over the declared value), and 4.000 EUR in the rest of general expenses (notary, land registry, etc.), and you have reformed your property, the reform costs being 12.000 EUR.

**You are now selling your property for 200.000 EUR.**

The Net Benefits :

$$200.000 - 100.000 = 100.000$$

Less	7.000
	4.000
	12.000

**Net Benefit:**  $77.000 \times 35 \% = 26.950 \text{ EUR.}$

This figure had to be paid in the proper declaration after completion.

- B) Before 2007, the Retention was **5 % OVER THE OFFICIAL PRICE OF THE PROPERTY (which is the price shown in the deeds)**. It seems that this 5 % is calculated, not over the net benefit obtained from the buying-selling of the property, just over the price for which you are selling. Following the previous example, the retention is the result to apply the 5 % to the declared price in the selling of the property. So, it is  $200.000 \times 5 \% = 10.000 \text{ EUR.}$

**This system was acting in the following way:**

Non-Resident Vendors had retained 5 % of the declared value on completion (10.000 EUR), this payment being a part of the rest which would total the amount for CG (26.950 EUR). So, if the vendors, after completion, made their CG declarations, they were reduced the final CG payments with the retention paid on completion. So, following the example, they had to pay 16.950 EUR (26.950-10.000).

In the majority of cases, if the Non-resident vendor was returning to his country of origin, or to other country different of Spain, they never made the proper declaration of the CG, leaving the retention to the Spanish authorities. For instance, the Spanish customs were satisfied with this retention, and they considered the case closed.

**Sometimes, the retention could be higher than the same final figure to**



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pay for CG. Please, note the example:

**Example 2 :**

A vendor bought the property for an official price of 100.000 EUR. He paid 7.000 EUR Transfer Tax, and 4.000 EUR in the rest of general expenses (notary, land registry, etc.), and he has reformed his property, being the reform costs of 12.000 EUR.

**He is now selling his property in 125.000 EUR.**

The Net Benefit is :

$$125.000 - 100.000 = 25.000$$

Less	7.000
	4.000
	12.000

**Net Benefit:**  $2.000 \times 35 \% = 700 \text{ EUR.}$

This figure has to be paid in the proper declaration after completion.

- The Retention was of 5 % OVER THE OFFICIAL PRICE OF THE PROPERTY. Following the previous example, retention is the result of apply the 5 % over the declared price of the sale of the property, which is  $125.000 * 5 \% = 6.250 \text{ EUR.}$

As you can see, there was a retention from the vendor of (6.250 EUR) higher than the one he actually had to pay for CG (700 EUR). In cases like this of course, vendors were making the proper CG declarations in order to obtain the difference back. So, if they were retained with 6.250 EUR, and they had to pay just 700 EUR, they had to be refunded with the difference (5.550 EUR). In order to apply for this refund, the vendor had to make the proper CG declaration after completion.

**A.2.- AFTER 2007**

**I.- From 01-01-2007, the Capital Gains system for non-Resident vendors is the same, but with the following modifications:**

- Capital Gains is of **18 %**, instead of the previous 35 %.
- Retention is of **3 %**, instead of the previous 5 %.

**II.-** In the past, the **control for the Capital Gains** from the part of the government was weak. It resulted in that hundred and thousands of transactions in the area were made with official prices reduced from the real ones, with the intention to reduce the Capital Gains payments from the vendors, and the Transfer Tax, from the buyers.

In order to control transactions which could result in illegal reductions of prices,

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between buyers and vendors, the control is extremely higher now than it was in the past.

**For instance, taxes are reduced for non-residents from 35% to 18%.**

**III.- Sometimes, non-resident vendors refuse to declare the real price of the house sale**, arguing that, when they bought, the previous owners reduced the official price of the property, and that they are now losing money if the declared value is high.

Unfortunately,, the situation is now different inform the past, and this kind of argument must be re-considered very carvery carefullynow for four main reasons:

- **First: The tax is now lower than before** (18 % Benefit CG, and 3 % Declared Value Retention for CG).
- **Second:** It is true that, as the previous vendors sold the property to the current owners at a low declared value, now the last ones have to support a higher CG. But is also true that **the current owners saved also taxes with that reduction**. Please, follow the next example:

**Example 4:**

You bought the property per an official price of 100.000 EUR. *The real price was 150.000 EUR.* You paid 7.000 EUR Transfer Tax, and 4.000 EUR in the rest of general expenses (notary, land registry, etc.), and you have reformed your property, being the reform costs of 12.000 EUR.

**You are right now selling your property in 200.000 EUR.**

The Net Benefit is :

$$200.000 - 100.000 = 100.000$$

Less	7.000
	4.000
	12.000

$$\text{Net Benefit: } 77.000 \times 18 \% = 13.860 \text{ EUR.}$$

In the previous example, **vendor pays 13.860 EUR for CG**, but, as the property was declared in 100.000 EUR, when it was really paid for 150.000 EUR, **the vendors has saved at least 3.500 EUR in Transfer Tax, because:**

- He paid 7.000 EUR for transfer Tax (100.000 \* 7%).
- He had to pay 10.500 EUR (150.000\*7%).

$10.500 - 7.000 = 3.500 \text{ EUR}$
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So, right now, what the vendor has to really pay for CG is 13.860 EUR, this amount less 3.500 EUR from the saving he had from Transfer Tax, makes a total of **10.360 EUR**.

Also, the rest of taxes involved in the property after completion (like Wealth tax and Income Tax) are considered over the declared value base. **So, as the base of the tax is lower, another 2-3.000 EUR are saved by the non-resident vendor.**

**Thus, 10.360 EUR less 3.000 EUR=7.360 EUR.**

**- Third:** If the Spanish customs detect a non declared value, **fin**es will be **double** than they were in the past, and, in some situations vendors and buyers could be denounced not only for fiscal actions, but also for money laundering.

## **B) VENDORS SPANISH RESIDENTS**

### **FOR CAPITAL GAINS:**

- They pay **18 %** of the net benefit.
- They do not have the **3 %** Retention.
- If they are selling their main residence, and they invest in another main residence in Spain in less than 2 years, they have 100% exemption of CG tax for the sale of the property.
- If they are aged than 65 years old, they have 100 % exemption for CG tax for the sale of the property.

**NOTE:** “**MAIN RESIDENCE**” is considered when the vendors can demonstrate that they are living in the property for at least 3 years. The way of proof this can be the Padron, water and electric consumptions, etc.

Also, the “**Spanish fiscal residence**” can be obtained in the Spanish Customs just showing the Padron, the escritura, the Passport, and the NIE number. This is important for EU nationals, because they will not forced to get the old and uncomfortable “Residence Card” (Tarjeta de Residencia), to demonstrate that they are Spanish residents. They can demonstrate that they are residents with the Padron, or with the Spanish

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## **OTHER TAXES FOR VENDORS-PLUSVALÍA**

Mainly, the PLUSVALÍA, is a tax over the increase of the value of the land on which your property is sitting, from the buying and the selling time. It is the sole tax that we are not in the position to calculate previously to the sale, because depends on specific criteria from the town hall. And only after completion they quote it in some municipalities.

In these cases, a retention from the buyer to the seller is enough to cover the payment of this tax. Overall when seller is leaving the country after the sale.



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