

## **PROPERTY TAXES – 2008**

### **I – IMT (Imposto sobre Transmissões onerosas de Imóveis)**

IMT is the tax payable by the buyer on acquisition of property. The tax payable is calculated in relation to the acquisition price of the property declared by the parties on completion. It is payable before completion.

The rates of IMT for 2008 are as follows:

#### **A – RESIDENTIAL PROPERTY**

##### **i. NON RESIDENTS OR SECOND HOMES**

<b>Property value</b>	<b>Rate</b>	<b>Amount to be deducted</b>
<b>Up to € 87,500.00</b>	<b>1%</b>	<b>€ 0.00</b>
<b>From € 87,500.00 to € 119,700.00</b>	<b>2%</b>	<b>€ 875.00</b>
<b>From € 119,700.00 to € 163,200.00</b>	<b>5%</b>	<b>€ 4,466.00</b>
<b>From € 163,200.00 to € 272,000.00</b>	<b>7%</b>	<b>€ 7,730.00</b>
<b>From € 272,000.00 to € 521,700.00</b>	<b>8%</b>	<b>€ 10,450.00</b>
<b>Above € 521,700.00</b>	<b>Single rate of 6%</b>	



**ii. PROPERTIES FOR PERMANENT RESIDENCY**

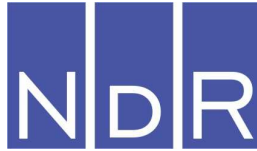
<b>Property value</b>	<b>Rate</b>	<b>Amount to be deducted</b>
<b>Up to € 87,500.00</b>	<b>0%</b>	<b>€ 0.00</b>
<b>From € 87,500.00 to € 119,700.00</b>	<b>2%</b>	<b>€ 1,750.00</b>
<b>From € 119,700.00 to € 163,200.00</b>	<b>5%</b>	<b>€ 5,341.00</b>
<b>From € 163,200.00 to € 272,000.00</b>	<b>7%</b>	<b>€ 8,605.00</b>
<b>From € 272,000.00 to € 543,900.00</b>	<b>8%</b>	<b>€ 11,325.00</b>
<b>Above € 543,900.00</b>	<b>Single rate of 6%</b>	

**B – NON RESIDENTIAL PROPERTY AND BUILDING LAND**

<b>SINGLE RATE OF 6.5%</b>
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**C – RUSTIC LAND**

<b>SINGLE RATE OF 5%</b>
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## **II – STAMP DUTY (*Imposto de Selo*)**

Stamp Duty is also payable on acquisition of property. It is calculated in relation to the acquisition price declared by the parties on completion. Stamp Duty is also payable the event the acquisition is financed by a credit institution and is calculated in relation to the amount of the mortgage. Stamp Duty is paid on completion.

The rates of Stamp Duty for 2008 are as follows:

### **A – PROPERTY**

**SINGLE RATE OF 0.8% ON THE DECLARED VALUE**

### **B – MORTGAGE**

**SINGLE RATE OF 0.6% ON THE VALUE OF THE MORTGAGE**

## **III – IMI (*Imposto Municipal sobre Imóveis*)**

IMI is the tax payable by property owners. The tax is calculated in relation to the tax value of the property (value of the property as assessed by the Tax Authorities). It is paid yearly, in one or two installments. The rates may vary depending on the location of the property.

The rates of IMI are as follows:

<b>TYPE OF PROPERTY</b>	<b>RATE</b>
<b>RUSTIC PROPERTY</b>	<b>0.8%</b>
<b>URBAN PROPERTY (value assessed after 2003)</b>	<b>Between 0.2% and 0.5%</b>
<b>URBAN PROPERTY</b>	<b>Between 0.4% and 0.8%</b>