

INFORMATIVE
NOTEGolden Visa

GOLDEN VISA is a **specific residence permit for exercising investment activity in Portugal**, which allows, among other things, to travel through the Schengen area without a visa;

Foreign citizens can obtain a “Golden Visa” (hereinafter GV) in Portugal, in case they carry out one of the following investments in Portugal:

> **Transfer** of capital in an amount equal to or greater than **€1.500.000**;

> Creation of at least **10 job positions**;

> **Acquisition** of real estate in an amount equal to or greater than **€500.000 ***;

> Acquisition of real estate and carrying out of **rehabilitation works** in the latter, in a global amount equal to or greater than **€350,000**. The construction of such real estate must have been completed at least 30 years before acquisition or the real estate has to be located in an urban rehabilitation area *;

> Transfer of capital in an amount equal to or greater than **€500,000**, to be applied in **research activities**;

> Transfer of capital in an amount equal to or greater than **€250,000**, to be applied to the investment or support of **artistic production, restoration or maintenance of the national cultural heritage**;

> Transfer of capital in an amount equal to or greater than **€500,000**, for the **acquisition of participation units in investment funds or venture capital funds** intended for the capitalization of companies;

> Transfer of capital in an amount equal to or greater than **€500,000**, for the **incorporation of a commercial company** with head office in Portugal, combined with the **creation of job positions**, or for capital increase of an already incorporated company.

* According to the rules implemented for the year 2022, if the acquisition of real estate is for habitation purposes, it will only be possible to invest in the locations identified in the list attached to this informative note and on the islands - Madeira and Azores. Also, the Investment value may suffer a 20% reduction if the investment is made in low population density areas.

FAMILY REUNIFICATION

The Golden Visa holder is entitled to family reunification with the following family members:

- a. Spouse or unmarried partner;
- b. Minor or disabled children, and adopted minor children;
- c. Children older than 18, who are single, studying and financially dependent;
- d. First degree ascendants in the direct line, provided they are financially;
- e. Minor siblings, provided they are under the resident's supervision.

RENEWAL OF THE GOLDEN VISA

> The Golden Visa is valid for a period of 2 years from the date of issuance and may be renewed for successive periods of 2 years, provided that the initial conditions for its issuance are maintained;

> To renew the Golden Visa, its holder must prove the required residence period (14 days during the validity of the residence permit);

> After 5 years, in accordance with applicable legislation, provided that certain requirements are met, the holder of the Golden Visa may apply for a Permanent Residence Permit;

> After 5 years, in accordance with applicable legislation, provided that certain requirements are met, the holder of the Golden Visa may apply for Portuguese Citizenship.

COSTS ASSOCIATED * TO THE ACQUISITION OF REAL ESTATE AND OBTAINING THE GV

DESCRIPTION	AMOUNT
Analysis of the application by SEF	€ 533,00 (investor and per each family reunification)
Issuance of GV	€ 5.325,00 (per person)
Renewal of GV	€ 2.663,00 (per person)
Notary costs (deed of purchase and sale)	Approximately € 500,00
Registration before the Land Registry	€ 250,00
Municipal tax on Real Estate Transfer (IMT)	> 6.5% (urban buildings intended for other uses, including commerce or services, and urban land for construction); > 5% (rural buildings); or > 6% to 8% (residential buildings). > Applicable on the purchase and sale price of the real estate or on the taxable value of the real estate, whichever is greater.
Stamp Duty (IS)	0.8% (applicable on the purchase and sale price of the real estate or on the taxable value of the real estate for tax purposes, whichever is greater).

* Amounts in force for the year **2022**, subject to change.

FOR FURTHER INFORMATION, PLEASE CONTACT:

/ REAL ESTATE DEPARTMENT

Tomás Assis Teixeira - tat@cca.law

A team of experts,

A responsive attitude.

Ordinance No. 208/2017, of July 13

Covered Areas

Central Alentejo	Municipalities
	Alandroal
	Arraiolos
	Borba
	Estremoz
	Évora
	Montemor -o -Novo
	Mora
	Mourão
	Portel
	Redondo
	Reguengos de Monsaraz
	Vendas Novas
	Viana do Alentejo
	Vila Viçosa
Alentejo Coast	Alcácer do Sal
	Grândola
	Odemira
	Santiago do Cacém
Algarve	Alcoutim
	Aljezur
	Castro Marim
	Monchique
	Vila do Bispo
Upper Alentejo	Alter do Chão
	Arronches
	Avis
	Campo Maior

	Castelo de Vide
	Crato
	Elvas
	Fronteira
	Gavião
	Marvão
	Monforte
	Nisa
	Ponte de Sor
	Portalegre
	Sousel
Upper Minho	Arcos de Valdevez
	Melgaço
	Monção
	Paredes de Coura
	Ponte da Barca
	Vila Nova de Cerveira
Upper Tâmega	Boticas
	Chaves
	Montalegre
	Ribeira da Pena
	Valpaços
	Vila Pouca de Aguiar
Porto Metropolitan Area	Arouca
Ave	Cabeceiras de Basto
	Fafe
	Mondim de Basto
	Póvoa de Lanhoso
	Vieira do Minho
Lower Alentejo	Aljustrel
	Almodôvar
	Alvito

	Barrancos
	Beja
	Castro Verde
	Cuba
	Ferreira do Alentejo
	Mértola
	Moura
	Ourique
	Serpa
	Vidigueira
Beira Baixa	Castelo Branco
	Idanha -a -Nova
	Oleiros
	Penamacor
	Proença-a-Nova
	Vila Velha de Ródão
Beiras e Serra da Estrela	Belmonte
	Celorico da Beira
	Covilhã
	Figueira de Castelo Rodrigo
	Fornos de Algodres
	Fundão
	Gouveia
	Guarda
	Manteigas
	Meda
	Pinhel
	Sabugal
	Seia
	Trancoso
Cávado	Terras de Bouro
	Vila Verde

Douro	Alijó
	Armamar
	Carrazeda de Ansiães
	Freixo de Espada à Cinta
	Lamego
	Mesão Frio
	Moimenta da Beira
	Murça
	Penedono
	Peso da Régua
	Sabrosa
	Santa Marta de Penaguião
	São João da Pesqueira
	Sernancelhe
	Tabuaço
	Tarouca
	Torre de Montecorvo
	Vila Noca de Foz Côa
	Vila Real
Lezíria do Tejo	Chamusca
	Coruche
Middle Tejo	Abrantes
	Constância
	Ferreira do Zêzere
	Mação
	Sardoal
	Sertã
	Vila de Rei
	Vila Nova da Barquinha
Aveiro's Region	Sever do Vouga
Coimbra's Region	Arganil
	Góis

	Lousã
	Miranda do Corvo
	Mortágua
	Oliveira do Hospital
	Pampilhosa da Serra
	Penacova
	Penela
	Soure
	Tábua
	Vila Nova de Poiares
Leiria's Region	Alvaiázere
	Ansião
	Castanheira de Pêra
	Figueiró dos Vinhos
	Pedrogão Grande
Viseu Dão Lafões Region	Aguiar da Beira
	Carregal do Sal
	Castro Daire
	Mangualde
	Nelas
	Oliveira de Frades
	Penalva do Castelo
	Santa Comba Dão
	São Pedro do Sul
	Sátão
	Tondela
	Vila Nova de Paiva
	Vouzela
Tâmega e Sousa	Baião
	Celorico de Basto
	Cinfães
	Resende

Trás-os -Montes Lands	Alfândega da Fé	
	Bragança	
	Macedo de Cavaleiros	
	Miranda do Douro	
	Mirandela	
	Mogadouro	
	Vila Flor	
	Vimioso	
	Vinhais	
Algarve	Municipality	Parish
	Loulé	Alte
		Ameixal
		Salir
		União de freguesias de Querença, Tôr e Benafim
	Silves	São Marcos da Serra
	Tavira	Cachopo
		Santa Catarina da Fonte do Bispo
Upper Minho	Caminha	União das freguesias de Arga (Baixo, Cima e São João)
		União das freguesias de Gondar e Orbacém)
		Dem
	Ponte de Lima	Anais
		Ardegão, Freixo e Mato
		Associação de freguesias do Vale do Neiva
		Bárrio e Cepões
		Beiral do Lima
		Boalhosa
		Cabaços e Fojo Lobal

	Ponte de Lima	Cabração e Moreira do Lima
		Calheiros
		Estorãos
		Friastelas
		Gemieira
		Gondufe
		Labruja
		Labrujó, Rendufe e Vilar do Monte
		Navió e Vitorino dos Piães
		Poiares
		Serdedelo
	Valença	Boivão
		Fontoura
		União das freguesias de Gondomil e Sanfins
		União das freguesias de São Julião e Silva
	Viana do Castelo	Montaria
Porto Metropolitan Area	Vale de Cambra	Junqueira
		Arões
Ave	Guimarães	União das freguesias de Arosa e Castelões
Cávado	Amares	Bouro (Santa Maria)
		Goães
		União das freguesias de Caldelas, Sequeiros e Paranhos
		União das freguesias de Vilela, Seramil e Paredes Secas
Lezíria do Tejo	Santarém	União das freguesias de Casével e Vaqueiros
Middle Tejo		Olalhas

	Tomar	Sabacheira
		União das freguesias de Além da Ribeira e Pedreira
		União das freguesias de Casais e Alviobeira
		União das freguesias de Serra e Junceira
	Ourém	Espite
		União das freguesias de Freixianda, Ribeira do Fárrio e Formigais
		União das freguesias de Matas e Cercal
		União das freguesias de Rio de Couros e Casal dos Bernardos
Aveiro's Region	Águeda	União das freguesias de Belazaima do Chão, Castanheira do Vouga e Agadão
		União das freguesias do Préstimo e Macieira de Alcoba
Coimbra's Region	Condeixa-a-Nova	Furadouro
Leiria's Region	Pombal	Abiul
	Porto de Mós	São Bento
Viseu Dão Lafões Region	Viseu	Calde
		Cavernães
		Cota
		Ribafeita
		São Pedro de France
		União das freguesias de Barreiros e Cepões
Tâmega e Sousa	Amarante	Ansiães
		Candemil
		Gouveia (São Simão)
		Jazente
		Rebordelo
		Salvador do Monte

	Amarante	União das freguesias de Aoadela, Sanche e Várzea
		União das freguesias de Bustelo, Carneiro e Carvalho de Rei
		União das freguesias de Olo e Canadelo
		Vila Chã do Marão
	Castelo de Paiva	Real
	Marco de Canaveses	Várzea, Aliviada e Folhada