

**CAPITAL GAINS TAX DECLARATIONS*****Necessary Documents when selling Real Estate in Portugal***

Regardless of whether you had a net gain from the sale of your Portuguese property or not, an “IRS” Individual Income Tax Declaration is mandatory when you sell. Remember, the fiscal year in Portugal is the calendar year - January to December - and income tax submissions are due in April (if done on paper) or in May (if filed via the Internet) of the following year.

In order to prepare your tax return, you will need to send us copies of the following documents (or their equivalents when moving to another EU country):

- a) Original Deed of Purchase;
- b) Deed of Sale;
- c) “*Registo Predial*” - Property Registration from Land Registry;
- d) “*Caderneta Predial*” - Property Booklet from *Finanças*;
- e) Expenses necessary for purchase or sale, such as:
 - I) Property Transfer Tax (“*Sisa*” or “*IMT*”);
 - ii) Notary charges;
 - iii) Registration fees;
 - iv) Estate Agency fees (only when expressly mentioned in Deed of Sale);
- f) Valid Invoices from Capital Improvements made in the 12 years prior to sale.