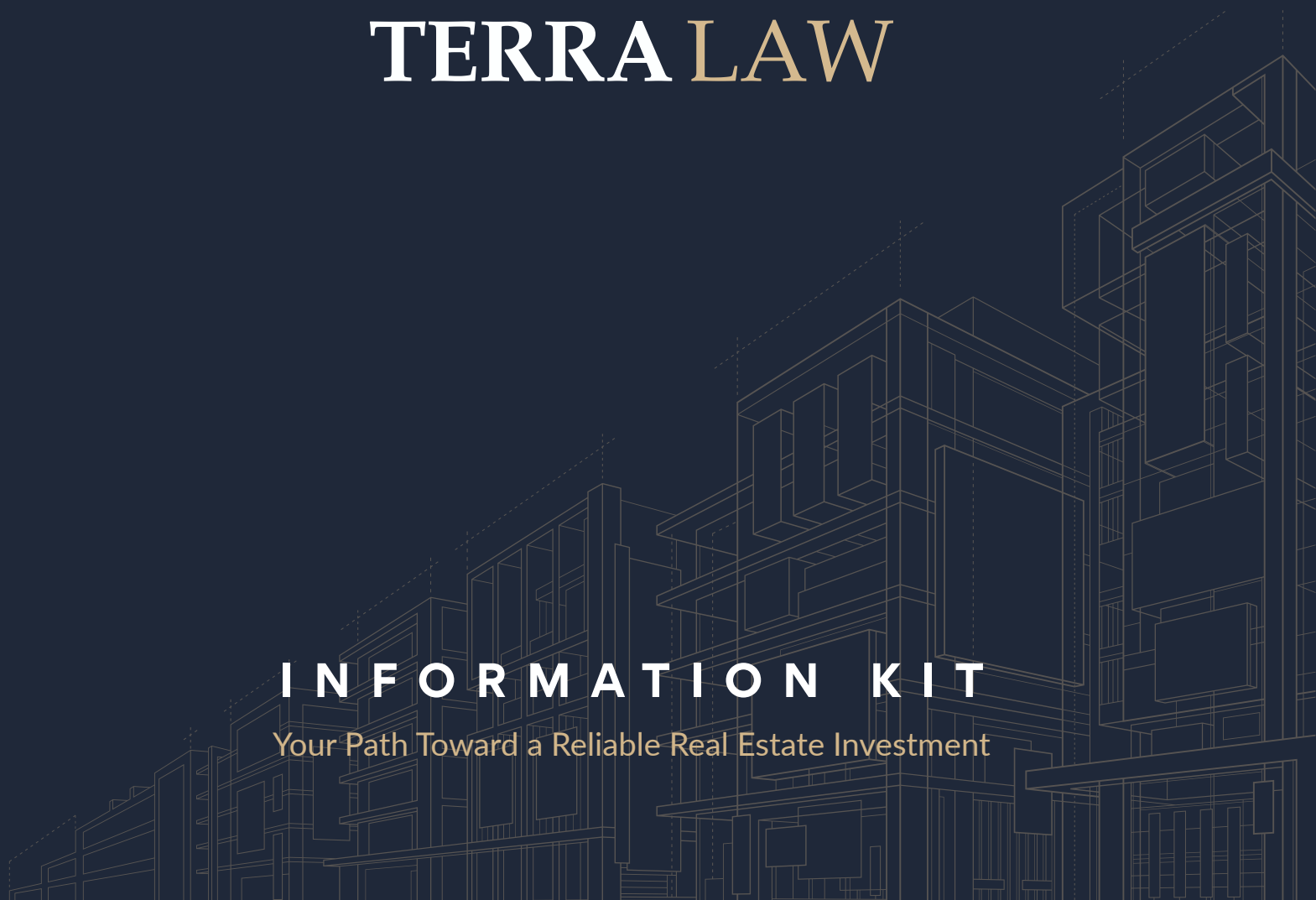
*Protect your investment through a complete **legal process***

TERRA LAW



INFORMATION KIT

Your Path Toward a Reliable Real Estate Investment

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ABOUT US

TERRA LAW

At **Terra Law,** we provide specialized legal support for both **local and international investors** in the Dominican Republic's real estate sector. Our firm combines legal expertise, strategic guidance, and personalized service aiming for transactions that are **secure, efficient, and aligned** with the client's objectives.

We specialize in **corporate structuring, real estate transfers, tax compliance, and asset protection,** ensuring that every investment stands on a solid legal foundation from the beginning until the issuance of the final property title.

Buying a property is an important step. *Doing it with legal security and expert guidance is what makes the difference between a* ***simple purchase*** *and a* ***solid investment****.*

We protect your investment until the final title is issued

REAL ESTATE TRANSFER

Purchasing a property in the Dominican Republic does not end with the signing of the contract. To protect your rights, it is necessary to complete the full transfer process until the final **Certificate of Title** is issued in the buyer's name.

#1 **Review & Documentation**

Legal verification and preparation of all required documents.

#2 **Contract Signing**

Initial agreement and validation of conditions.

#3 **Tax and Administrative Procedures**

Procedures before DGII, the Ministry of Finance, and other authorities.

#4 **Final Certificate of Title**

Final registration of the property under the buyer's name.

The purchase of a property does not end with the signature. *At* ***Terra Law,*** *we accompany the entire process until you receive your definitive Title Certificate, caring for your legal security at every stage.*

PROCESS STAGES

We manage the entire legal and administrative process required to achieve the effective transfer of the property, including:

1 DOCUMENTATION PREPARATION

Review and compilation of all legal and registry documents required to formalize the purchase, so that the transaction meets legal standards and legal risks are reduced.

2 PURCHASE/SALE CONTRACTS

Drafting or reviewing the Promise of Sale and the Final Purchase Agreement, ensuring terms that protect the buyer and faithfully reflect the agreement between the parties.

3 PROCEDURES BEFORE DGII / HACIENDA.

Handling the payment or exemption of taxes related to the real estate transfer, depending on whether the property qualifies under the CONFOTUR regime.

4 ISSUANCE OF THE TITLE CERTIFICATE

Final registration before the Title Registry, obtaining the definitive Certificate of Title in the buyer's name.

We guide you to a clear and safe property transfer.

PRE-PURCHASE RECOMMENDATIONS

Before purchasing any property, we recommend performing thorough due diligence, which includes **the collection and verification of all legal, registry, and technical documentation related to the property.**

This analysis includes:

- **Legal status of the property and existence of liens or encumbrances.**
- **Construction permits issued by MIVED**
  (Ministerio de la Vivienda y Edificaciones)
- **Corresponding environmental approvals.**
- **Updated cadastral and registry information.**

This verification process *seeks to provide maximum legal certainty so that your investment is made on a* ***solid and reliable basis.***

Properties under CONFOTUR

When a property benefits from **Law No. 158-01** on the Promotion of Tourism Development **(CONFOTUR)**, the purchaser **enjoys** significant tax incentives, including:

- **Exemption from the Real Estate Property Tax (IPI),** when the purchaser is an individual.
- **Exemption from the asset tax** (applicable to the property), when the purchaser is a legal entity.
- **Exemption from the 3% real estate transfer tax,** calculated based on the property's value.

These benefits apply to the first buyer of the property, while the project's exemption is in force.

Properties without CONFOTUR

If the property **is not covered under CONFOTUR,** the purchaser **must assume** the following tax obligations:

- **A 1% annual tax on the portion of the property's value above the** exempt amount (for individuals).
- **A 1% annual tax on the total value of assets** (for legal entities).
- **Payment of the 3% real estate transfer tax,** calculated based on the property's value.

Optimize your benefits with the proper legal structure

Advantages of structuring the purchase through a company:

Preservation of CONFOTUR benefits	When you resell, you sell the **shares, not the property**, and the exemption stays with the company.
Avoiding the 3% transfer tax	Selling the company instead of the property **avoids the 3% transfer tax.**
Asset protection	The property **remains isolated** from the owner's personal risks.
Ease of inheritance or division	The heirs receive **shares, not parts of the property.**

With the growing real estate offer in the Dominican Republic, the key differentiating factor when reselling your property **may depend on how your purchase is structured**, especially if the property is under the **CONFOTUR** tax incentive regime **(Law 158-01).**

LEGAL & CORPORATE STRUCTURING

Personal Structure vs. Holding Company

Personal Ownership

- Resale triggers the 3% transfer tax.
- CONFOTUR benefits not preserved.
- Inheritance requires judicial process.
- Higher exposure to personal risks.

Holding Company (SRL / EIRL)

- Avoids 3% tax
- CONFOTUR benefits are maintained.
- Easy inheritance through shares
- Asset is isolated from personal risk.

With an appropriate corporate structure, you can preserve **CONFOTUR** benefits, **avoid the 3% transfer tax,** and simplify inheritance procedures.

Ideal corporate structure: The ideal structure is a holding or passive company (without commercial operations), preferably a Limited Liability Company **(SRL)** or an Individual Limited Liability Company **(EIRL),** created exclusively for the ownership and administration of the property. **It is advisable to maintain basic accounting and minimal tax compliance, even if the company is inactive, to avoid penalties for failure to file reports.**

$ PROFESSIONAL FEES

Professional fees are determined according to the nature and specific circumstances of each case and are billed as follows:

At the start of the process. 70%

Upon delivery of the transferred Title Certificate. 30%

- **A single fee is established, with no hidden charges.**
- **Taxes and official fees, such as the 3% transfer tax when there is no CONFOTUR, are separate from our fees.**

TERRA LAW

Terra Law was founded on a clear vision: to guide investors with legal rigor, transparency, and strategic support at every stage of the process.

Behind the firm lies a service philosophy that prioritizes **asset protection, efficiency, and trust.** This is the trajectory and leadership that form the foundation of our legal practice.

A project built on solid values, legal clarity, and a mission **to protect what matters most.**

The Founder Behind the Firm,

Attorney
Hugo Bisonó del Orbe

Law graduate from the **Pontificia Universidad Católica Madre y Maestra (PUCMM)** and holder of a Master's Degree in Administrative Law and Municipal Management from the **University of Castilla-La Mancha (UCLM), Spain.**

His professional practice focuses on **civil, commercial, and real estate litigation, corporate law, investment structuring, and government affairs,** providing strategic legal counsel for both **private and public-sector matters.**

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