

*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 to ensure 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 with full legal protection**.*

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, ensuring 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, ensuring the transaction meets legal standards and is carried out without legal risks.

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 ensure a clear, safe, and seamless real estate 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 and ensure 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.

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 exceeding RD\$10,190,833.00 (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

The tax benefits **are maintained** when transferring shares **without changing** the property's registered owner.

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

Shares or ownership stakes can be transferred or inherited **without judicial processes.**

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



Pays 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.

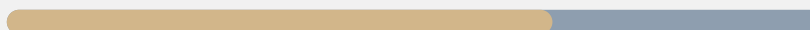
With an appropriate corporate structure, you can preserve **CONFOTUR** benefits, **avoid the 3% transfer tax**, and simplify inheritance procedures.

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, when the property has CONFOTUR.



Otherwise, the 3% transfer tax must be considered.



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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SCAN AND DISCOVER
how we protect your investment.



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