

CABO VERDE

**HOS ADVOCACIA** – [www.hernanisoares.cv](http://www.hernanisoares.cv)

### 1. Can foreigners buy property in Cabo Verde?

Yes. Both Cabo Verdean and foreign citizens can freely buy and occupy property in the country. There are no restrictions based on the buyer's nationality. However, properties located in coastal or protected areas may be subject to special acquisition and construction rules.

### 2. Can foreign companies buy property and get local financing?

Yes. There are no specific legal restrictions preventing foreign companies from acquiring property or obtaining financing in Cabo Verde. The process is subject to standard transparency and compliance rules, including verification of the origin of funds and identification of the ultimate beneficial owner.

### 3. Taxes and Costs when buying

Buyers are subject to the **Property Transfer Tax (ITI)**. The standard rate is **3%** on the higher of the purchase price or the property's official tax value.

Transfers between parents and children, between spouses, and other specific cases provided by the law (coming into force in 2026) are exempt from this tax.

**Stamp Duty** may also apply depending on the nature of the transaction.

Other applicable costs:

- Public deed and registrations (Municipal Chamber and Land Registry);
- Notary and administrative fees, which are usually below EUR 1,500.

### 4. After purchase – Annual tax

All property owners must pay the **Property Ownership Tax (IPI)**. The annual rate is **0.1%** of the taxable value of the property, determined based on location, comfort, usage, and building age.

There are:

- **Discounts** for large or low-income families;
- **Increased rates** for vacant or deteriorated properties (+25% cumulative).

This tax is the responsibility of the owner, unless otherwise agreed in a lease agreement.

## 5. Are there incentives for foreigners to buy property in Cabo Verde?

Yes. For example:

- ITI exemptions on corporate restructuring;
- Tax benefits in tourism or special economic zones;
- **Investor residency program (Green Card)**, which includes advantages for acquiring permanent housing.

## 6. Registration and Ownership

### How do I prove I own a property?

Ownership is proven through the **land registry**, managed by the Conservatória. Registration is mandatory and ensures legal security of ownership.

## 7. Can property ownership be kept confidential?

No. Land registry records are public. In addition, the law requires identification of the true owners through the Beneficial Ownership Registry.

**Still have questions?** Contact us: [hos@hernanisoares.cv](mailto:hos@hernanisoares.cv)

*Legal Notice:* This guide is for general information only and does not replace specific legal advice. For support with property purchases or registrations, consult the HOS Advocacia office.

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