

# Investment Due Diligence Checklist

*Buying real estate in the Dominican Republic*

Use it **before** committing capital. Check each item with your local attorney, independent from the seller. What you can't verify, don't assume.

## 1 • Legal & title verification

- Valid Certificate of Title issued by the Registry of Titles (Real Estate Jurisdiction) in the seller's name.
- Approved survey (deslinde) and correct cadastral designation of the parcel.
- Recent certification of liens and encumbrances: no mortgages, seizures or oppositions.
- No pending litigation on the property.
- Seller's identity and legal capacity confirmed (individual or company).
- If a company: corporate documents, RNC (tax ID), commercial registry and signatory's power of attorney.

## 2 • CONFOTUR status & incentives

- Project's Tourism Project Classification (CONFOTUR) resolution, current.
- Confirmation that your specific unit is covered by the classification.
- Clarity on which exemptions apply and for how long.
- Confirmed: benefits are not retroactive to purchases made before the classification.

## 3 • Developer & project (new construction)

- Developer track record and delivered projects verified.
- Construction permits and land-use approvals in order.
- Promise-of-sale contract reviewed by your attorney.
- Delivery schedule, late-delivery penalties and warranties in writing.
- Payment structure defined and funds channeled, ideally, to an escrow account.

## 4 • Financial aspects & costs

- Price and payment terms in writing.
- Transfer tax (3%): confirm whether it applies or is exempt under CONFOTUR.
- IPI (annual property tax): threshold and applicability.
- Legal, notary and registration fees estimated.
- HOA / maintenance fees and condominium bylaws.
- Property insurance and, where applicable, title insurance.

## 5 • Short-term rental (if applicable)

- Realistic occupancy and rate projection (independent of the seller's).

Management, cleaning, platform and utility costs.

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Local short-term rental regulations.

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## **6 · Closing & remote purchase**

Escrow account holding funds until agreed conditions are met.

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Apostilled power of attorney if you won't attend closing.

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Attorney independent from seller and developer.

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Documented international transfer and supported source of funds.

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Delivery of the Certificate of Title in your name after registration.

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