

Due Diligence Checklist

For foreign buyers in Punta Cana, Dominican Republic

Print this and work through it with your **own independent attorney** before you commit any money. Almost every loss in Punta Cana real estate traces back to skipping one of these checks. This is not legal advice — it is the checklist to run before you sign or transfer funds.

Property / project: _____

Date: _____

1. Before you commit any money

- Engage your OWN independent, bilingual Dominican attorney — never the seller's or developer's "preferred" lawyer.
- Identify the exact property in the Registro Inmobiliario (national Land Registry).
- Agree in writing that no deposit is paid until verification is complete.

2. Title & legal verification

- Certificado de Título — exists, is registered, and is in the seller's name.
- Certificación del Estado Jurídico del Inmueble — no liens, mortgages, or disputes attached.
- Deslinde — a completed, registered boundary survey is in place.
- Plano catastral — matches the title and the property on the ground.
- Lien, debt & litigation search — completed across all relevant offices.
- IPI (property tax) certification — taxes are paid and current.
- Permits & zoning — the municipality confirms the build is legal and your intended use is allowed.
- Seller's identity and legal right to sell — verified.

3. Preconstruction only (buying off-plan)

- Developer's delivery track record — past projects completed and delivered on time.
- Project's legal approval and building permits — confirmed.
- CONFOTUR classification — resolution number and year verified with the Ministry of Tourism.
- Deposit held in a fideicomiso (guarantee trust) — NOT wired directly to the developer.**
- Contract specifies delivery date, penalties for delay, and what happens if the project stalls.

4. Money & taxes

- Closing costs budgeted: 3% transfer tax (waived under CONFOTUR), legal fees ~1–1.5%, registration.
- CONFOTUR status confirmed and the savings understood.
- Ongoing IPI obligation understood (1% on value above the annual exempt threshold).
- Rental income tax treatment understood — CONFOTUR does not exempt rental income.
- Funds transferred only through traceable, documented channels.

5. The property itself

- Independent physical / structural inspection completed.
- In-person visit, or a trusted independent representative on the ground.
- Comparable prices checked — the price is in line with the area.
- All contracts and documents in writing, with an English translation.

RED FLAGS — STOP AND RE-VERIFY IF YOU SEE ANY OF THESE

- A deposit is requested before independent verification.
- Pressure or urgency — “the price goes up Monday,” “another buyer is interested.”
- You're pushed to use the seller's or developer's lawyer.
- No deslinde, or the seller can't produce a clean title.
- You're asked to wire money directly to an individual, with no fideicomiso or escrow.
- The price is far below comparable units.
- The agent has no verifiable track record, or won't put claims in writing.

This checklist is educational and does not constitute legal, tax, or financial advice, a guarantee, or a substitute for professional due diligence. Procedures change and every transaction is different. Always verify a property independently through the Registro Inmobiliario and engage a qualified, independent Dominican attorney before committing funds. © 2026 Punta Cana Investment Intelligence.