Finalizing Your Property Purchase: The Public Deed Process

Description

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The Notary Stage â€“ Completing Your Transaction

The public deed (escritura pÃºblica) before a Portuguese notary is the final and mandatory step to legally transfer property ownership under Article 875 of the Civil Code. This formal ceremony marks the official conclusion of your real estate transaction.

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Key Requirements for the Notary Appointment

âœ” **Mandatory Documents to Bring:**

- Valid identification (passport/ID card) for all parties
- Fiscal numbers (NIF) of buyer and seller
- Property technical file (Ficha TÃ©cnica de HabitaÃ§Ã£o)
- Energy certificate (valid at signing date)
- Proof of IMT tax payment
- Bank financing documents (if applicable)

âœ” **Essential Preparations:**

- All parties must appear in person (or through legally recognized representatives)
- The notary will verify all documents and confirm identities
- The deed will be read aloud before signing

Understanding Notary Fees

Notary costs are regulated by law and typically include:

Service	Cost Range	Notes
Basic deed certification	â‚¬250-â‚¬400	Varies by property value
Additional pages	â‚¬4-â‚¬8 per page	For complex transactions
Mortgage registration	â‚¬150-â‚¬300	If applicable
Copies & certifications	â‚¬30-â‚¬60	For official records

Note: Fees are calculated based on the propertyâ€™s taxable value (VPT) and transaction complexity.

After the Deed: Next Steps

1. **Property Registration** (within 60 days at Land Registry)
2. **Tax Office Update** (cadastral records)
3. **Utility Transfers** (water, electricity, etc.)
4. **Key Handover** (unless otherwise agreed)

At ProDirecta, we:

- Prepare all documentation in advance
- Accompany you to the notary appointment
- Handle all post-deed registrations
- Provide certified translations when needed

Need assistance with your property deed? [Contact our notary coordination team] for seamless transaction support.

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