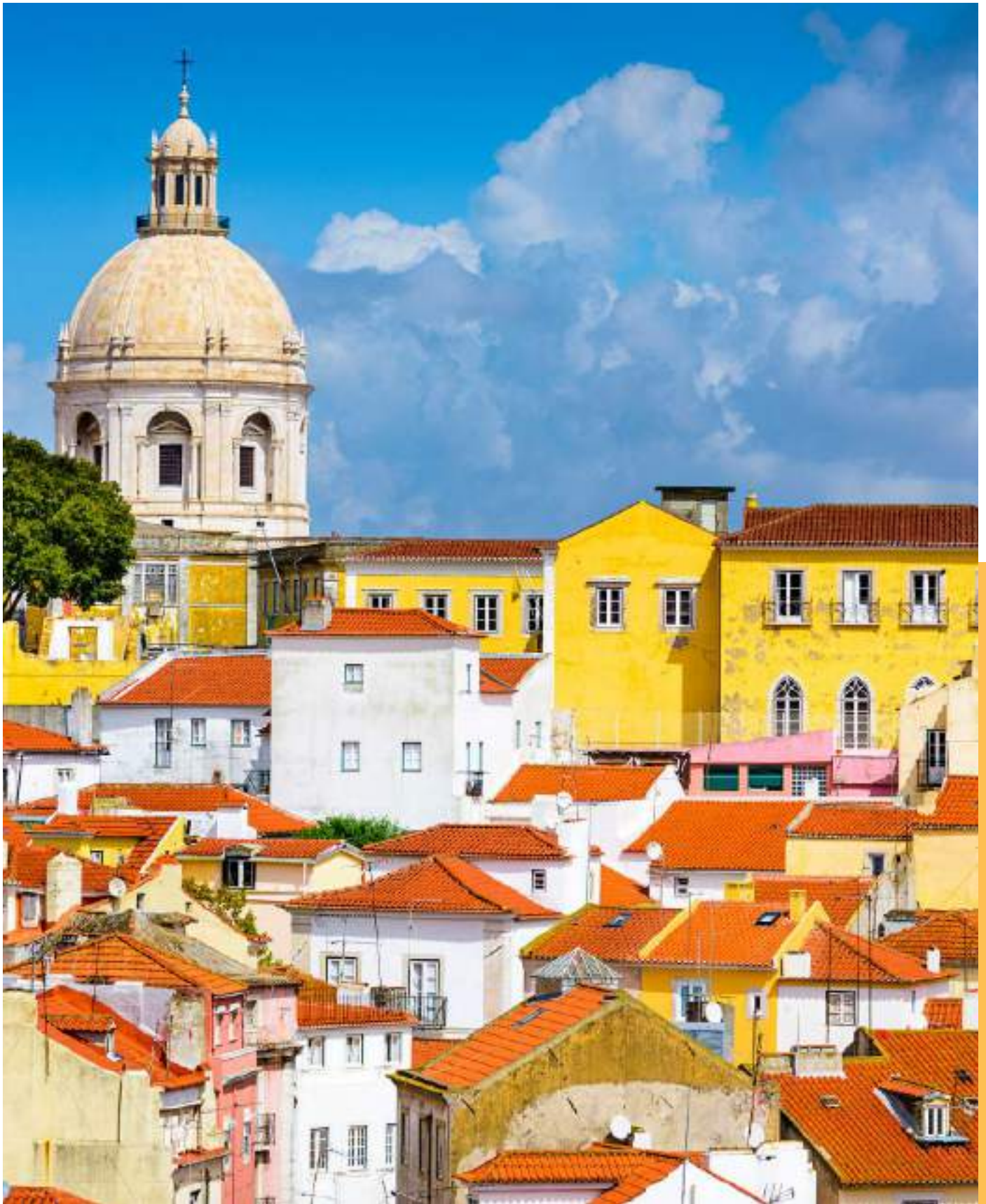


P O R T U G A L

GOLDEN VISA PROGRAM

JAN 2021





Portugal is famous for its artistic heritage, sun, beautiful coastline, wine, pastels and football.

APPLICABLE LAW

Legal background for ARI golden visa program based on investment activity

The Aliens Act - Law n. 23/2007 of 4 July (as subsequently amended).
Regulatory Decree n. 84/2007 of 5 November (as subsequently amended).
Decree n. 305-A/2012, of 4 October

The rules governing the granting of Residence Permit for Investment (ARI / Golden Visa), in force from 8 October 2012, enable third country nationals to obtain a temporary residence permit to conduct business activities with visa waiver to enter national territory.

Portuguese, EU and EEE nationals are not eligible for the ARI / Golden Visa scheme.



APPLYING FOR A RESIDENCE PERMIT FOR INVESTMENT ACTIVITY (ARI /Golden Visa)

Capital transfer with a value equal to or above 1 million Euros

Documents and General Requirements:

- Passport or other valid travel document;
- Supporting Documents on the legal entry and stay in Portugal for the minimum term as set out in the Aliens Act;
- Documentary Evidence of adequate health Insurance (issued within the prior three months), specifically:
 - * Document attesting that the applicant is covered by the National Health Service, or;
 - * Document attesting that the applicant is covered by an internationally acknowledged Health Insurance Plan for the duration of the stay, with indication of automatic renewal on the expiry date;
- Extract from the criminal record – duly certified by a Portuguese diplomatic or consular post abroad – of the country of origin, or country of residence in case the applicant has lived in another country for over one year. This document must be translated into Portuguese and must have been issued within the prior three months;
- Completed application form with permission for checking the Portuguese Criminal Records;
- Affidavit, whereby the applicant declares on his / her word of honour that he / she shall comply with the minimum quantitative requirements and maintain the investment for a minimum period of five years;
- Up-to-date declarations issued within the prior 45 days by the Portuguese Tax Authorities and by the Portuguese Social Security confirming the absence of any debts to those authorities, and where that is not applicable, declaration confirming that the applicant is not registered with those authorities;

Investment Requirements:

For investments by way of capital transfer with a value equal to or above 1 million Euros, the applicant must prove that an investment in the minimum value was made, either as an independent entrepreneur, or as proprietor of a single member limited company, by delivering a supporting document of an actual international bank transfer, according to the type of investment.

Documents:

- Statement issued by a financial institution accredited or registered in national territory by the Bank of Portugal, confirming the sole ownership of **bank accounts with a balance equal to or above 1 million Euros, in which the funds were actually transferred from abroad**, or the ownership of a share in the same value in omnibus accounts;
- **For the Purchase of Portuguese Public Debt Instruments**, namely Treasury bonds, savings certificates and ordinary Treasury bills: supporting documents of the sole burden-free ownership of such instruments in value equal to or above 1 million Euros, issued by the Agency for the Management of the Public Debt [*Agência de Gestão de Tesouraria e Dívida Pública – IGCP, E.P.E*], and a Declaration issued by a financial institution accredited or registered in national territory by the Bank of Portugal, confirming an actual international bank transfer, for this investment;
- **For the purchase of book-entry securities**: supporting documents of burden-free ownership issued by the relevant registering entity, pursuant to paragraphs 1 and 2 of Article 78 of the Securities Code [*Código dos Valores Mobiliários*], and a Declaration issued by a financial institution accredited or registered in national territory by the Bank of Portugal, confirming an actual international bank transfer, for this investment;
- **For the purchase of securities held individually** deposited with a Safekeeper, pursuant to Article 99 of the Securities Code: supporting documents of the sole burden-free ownership, issued by the Safekeeper, and Declaration issued by a financial institution accredited or registered in national territory by the Bank of Portugal, confirming an actual international bank transfer, for this investment;

- ***For the purchase of securities held individually and not integrated in a central securities depository:*** supporting documents of the sole burden-free ownership , issued by the securities issuer, and a declaration issued by a financial institution accredited or registered in national territory by the Bank of Portugal, confirming an actual international bank transfer for this investment; or
- ***For the purchase of securities integrated in a central securities depository:*** supporting documents of the sole burden-free ownership , issued by the financial intermediary holding the account, and a Declaration issued by a financial institution accredited or registered in national territory by the Bank of Portugal, confirming an actual international bank transfer for this investment;
- ***For the purchase of share capital not included in the former items:*** certificate issued within the prior 45 days by the Commercial Register [*Registo Comercial*], confirming the ownership of the share capital, acquisition contract, and Declaration issued by a financial institution accredited or registered in national territory by the Bank of Portugal, confirming an actual international bank transfer for this investment;
- Certificate issued within the prior 45 days by the Commercial Register [*Registo Comercial*], ***for investment in a single member limited company*** certifying that the applicant is the sole owner.

APPLYING FOR A RESIDENCE PERMIT FOR INVESTMENT ACTIVITY (ARI /Golden Visa)

Purchase of real estate property with a value equal to or above 500 thousand Euros

Documents and General Requirements:

- Passport or other valid travel document;
- Supporting Documents on the legal entry and stay in Portugal;
- Documentary Evidence of adequate Health Insurance (issued within the prior three months), specifically:
 - * Document attesting that the applicant is covered by the National Health Service, or;
 - * Document attesting that the applicant is covered by an internationally acknowledged Health Insurance Plan for the duration of the stay, with indication of automatic renewal on the expiry date;
- Criminal record certificate – duly certified by a Portuguese diplomatic or consular post abroad – of the country of origin, or country of residence in case the applicant has lived in another country for over one year. This document must be translated into Portuguese and must have been issued within the prior three months;
- Completed application form with permission for checking the Portuguese Criminal Records;
- Affidavit, whereby the applicant declares on his / her word of honour that he / she shall comply with the minimum quantitative requirements and maintain the investment for a minimum period of five years.;
- Up-to-date declarations issued within the prior 45 days by the Portuguese Tax Authorities and by the Portuguese Social Security confirming the absence of any debts to those authorities, and where that is not applicable, declaration confirming that the applicant is not registered with those authorities;

Investment Requirements:

For investments by way of **purchase of real estate property with a value equal to or above 500 thousand Euros**, the investment amount may be reduced in 20% (400 thousand Euros) in case such investment is made in sparsely populated territories (NUT III level with less than 100 inhabitants per sq.km. or where the GDP per head is below 75% of the national average).

This type of investment may be carried out by the applicant as an independent entrepreneur or as proprietor of a single member limited company.

For this type of investment, the Investor must prove his / her ownership of the real estate (or in case this is not feasible, must deliver a copy of the promissory contract, indicating the payment of an initial deposit [*Sinal*] in value equal to or above 500 thousand Euros), which can be done in one of the following ways:

- Purchasing the real estate in co-ownership, provided that the applicant invests 500 thousand Euros or more;
- Purchasing the real estate by means of a single member limited company of which he/she is the proprietor;
- Mortgaging, or otherwise, encumbering, the property in the share exceeding the minimum investment value of 500 thousand Euros;
- Lease the real estate for business, agriculture or tourism purposes.

Documents:

- Final Deeds of purchase, or Promissory Contract;
- Declaration issued by a financial institution accredited or registered in national territory by the Bank of Portugal, confirming an actual international bank transfer for purchasing or for payment as initial deposit [*Sinal*] of the sale agreement, amounting to 500 thousand Euro or more;
- Certificate of the Land Registry Office [*Conservatória do Registo Predial*] issued within the prior 45 days, comprising the registrations, endorsements and entries in force and proving the

ownership of the real estate, free of any encumbrances, or certificate of registry comprising the provisional record of purchase, when legally feasible, with an initial deposit [*Sinal*] of 500 thousand Euros or more;

- Official Tax Description [*Caderneta Predial*] of the real estate, when legally feasible;
- Excerpt of the Commercial Register [Registo Comercial] issued within the prior 45 days in case the investment is made by means of a single member limited company of which the applicant is the proprietor;

APPLYING FOR RESIDENCE PERMIT FOR INVESTMENT ACTIVITY (ARI /Golden Visa)

The purchase of real estate property, with construction dating back more than 30 years or located in urban regeneration areas for refurbishing, for a total value equal to or above 350 thousand Euros

Documents and General Requirements:

- Passport or other valid Travel Document;
- Documentary evidence of legal entry and stay in Portuguese territory;
- Documentary Evidence of adequate health Insurance (issued within the prior three months), specifically:
 - * Document attesting that the applicant is covered by the National Health Service, or;
 - * Document attesting that the applicant is covered by an internationally acknowledged Health Insurance Plan for the duration of the stay, with indication of automatic renewal on the expiry date;
- Extract from the criminal record – duly certified by a Portuguese diplomatic or consular post abroad – of the country of origin, or country of residence in case the applicant has lived in another country for over one year. This document must be translated into Portuguese and must have been issued within the prior three months;
- Completed application form with permission for checking the Portuguese Criminal Records;
- Affidavit, whereby the applicant declares on his / her word of honour that he / she shall comply with the minimum quantitative requirements and maintain the investment for a minimum period of five years;
- Up-to-date declarations issued within the prior 45 days by the Portuguese Tax Authorities and by the Portuguese Social Security confirming the absence of any debts to those authorities, and where that is not applicable, declaration confirming that the applicant is not registered with those authorities;

Investment Requirements:

For investments by way of **real estate purchase, in a value equal to or above 350 thousand Euros, that include refurbishment / buildings upgrade:**

** the construction of which was concluded 30 years ago, or more; or*

** located in urban regeneration areas* (by refurbishing / upgrading the properties, pursuant to the Decree-Law n. 307/2009 of 23 October, that sets out the legal framework of urban regeneration), whereby the value of this investment may be reduced in 20% (280 thousand Euros) provided it is made in sparsely populated areas (less than 100 inhabitants per sq.km., or where the GDP per head is below 75% of the national average)

This type of investment can be done by the applicant as a sole entrepreneur or the proprietor of a single member limited company.

For this type of investment, the Investor must prove his / her ownership of the real estate, by one of the following ways:

- Purchasing the real estate in co-ownership, provided that the applicant invests 350 thousand Euros or more;
- Purchasing the real estate by means of a single member limited company of which he/she is the proprietor;
- Mortgaging, or otherwise, encumbering, the property in the share exceeding the value of 350 thousand Euros;
- Renting the Estate for commercial or agricultural purposes, or for tourism.

Documents:

- Final Deeds of Sale;

- Statement issued by a financial institution accredited or registered in national territory by the Bank of Portugal, confirming the actual international transfer of funds (into an unencumbered deposit bank account, in the sole name of the applicant, or the share of which in the name of the applicant corresponds to the minimum required investment amount), for the purchase of the property;
- Certificate of the Land Registry Office issued within the prior 45 days, comprising the registrations, endorsements and entries in force and proving the ownership of the real estate, free of any encumbrances;
- Official Tax Description [*Caderneta Predial*] of the real estate, when legally feasible;
- Excerpt of the Commercial Register [Registo Comercial] issued within the prior 45 days, in case the investment is made by means of a single member limited company, certifying that the applicant is the proprietor of that company;

• ***For the purchase of real estate located in urban regeneration areas, the following documents are required:***

* Documentary evidence of (i) having applied for previous feasibility, or (ii) having obtained previous feasibility or (iii) having applied for planning consent together with a statement by the entity managing the urban regeneration appropriately accredited to conduct that operation of urban regeneration.

• ***For the purchase of real estate with construction dating back more than 30 years:***

* Documentary evidence of (i) having applied for previous feasibility, or (ii) having obtained previous feasibility, or (iii) having applied for planning consent.

- Where the purchase of the property is concluded before a building contract has been signed, the difference between the purchase price of the property and the minimum investment value required must be deposited in a banking institution duly accredited or registered in Portugal by the Bank of Portugal in an unencumbered bank account in the name of the applicant, and the

applicant must submit a bank statement as documentary evidence of the existence of such deposit.

- Where the purchase of the property is concluded after a building contract has been signed with a contractor appropriately accredited to conduct that operation of urban regeneration by the relevant authority [*Instituto da Construção e do Imobiliário IP*], the applicant must submit that contract, a receipt for the payment, or, if unable to submit that receipt for reasons beyond his / her control, a written declaration stating that the deposit was made, in value equal to, or above the price, in a banking institution duly accredited or registered in Portugal by the Bank of Portugal in an unencumbered bank account.

APPLYING FOR A RESIDENCE PERMIT FOR INVESTMENT ACTIVITY (ARI /Golden Visa)

Capital transfer with a value equal to or above 350 thousand Euros for investing in research activities conducted by public or private scientific research institutions involved in the national scientific or technologic system.

Documents and General Requirements:

- Passport or other valid travel document;
- Documentary evidence of legal entry and stay in Portuguese territory;
- Documentary Evidence of adequate health Insurance (issued within the prior three months), specifically:
 - * Document attesting that the applicant is covered by the National Health Service, or;
 - * Document attesting that the applicant is covered by an internationally acknowledged Health Insurance Plan for the duration of the stay, with indication of automatic renewal on the expiry date;
- Extract from the criminal record – duly certified by a Portuguese diplomatic or consular post abroad – of the country of origin, or country of residence in case the applicant has lived in another country for over one year. This document must be translated into Portuguese and must have been issued within the prior three months;
- Completed application form with permission for checking the Portuguese Criminal Records;
- Affidavit, whereby the applicant declares on his / her word of honour that he / she shall comply with the minimum quantitative requirements and maintain the investment for a minimum period of five years;
- Up-to-date declarations issued within the prior 45 days by the Portuguese Tax Authorities and by the Portuguese Social Security confirming the absence of any debts to those authorities and, where that is not applicable, declaration confirming that the applicant is not registered with those authorities;

Investment Requirements:

For investment by way of capital transfer in value equal to or above 350 thousand Euros **to be used in research activities conducted by public or private scientific research institutions involved in the national scientific or technologic system**, whereby the value of this investment may be reduced in 20% (280 thousand Euros) provided that it is made in sparsely populated areas (less than 100 inhabitants per sq.km., or GDP per head is below 75% of the national average).

For this type of investment the applicant must prove to have invested the minimum required value, either as a sole entrepreneur or as the proprietor of a single member limited company.

Documents:

- Statement issued by a financial institution accredited or registered in national territory by the Bank of Portugal, confirming the actual international transfer of funds, in a value equal to or above 350 thousand euros, into a bank account in the name of the applicant;
- Declaration issued by a public or private scientific research institution integrated in the national scientific and technologic system, attesting the actual transfer of the capital invested;
- Certificate issued within the prior 45 days by the Commercial Register [Registo Comercial], *for investment in a single member limited company*, attesting that he applicant is the sole owner.

RENEWING A RESIDENCE PERMIT FOR INVESTMENT ACTIVITY (ARI /Golden Visa)

Capital transfer with a value equal to or above 250 thousand Euros for investing in artistic output or supporting the arts, for reconstruction or refurbishment of the national heritage, through the local and central authorities, public institutions, public corporate sector, public foundations, private foundations of public interest, networked local authorities, local corporate sector organizations, local associations and public cultural associations, pursuing activities of artistic output, and reconstruction or maintenance of the national heritage

Documents and General Requirements:

- Passport or other valid travel document;
- Documentary Evidence of adequate health Insurance (issued within the prior three months), specifically:
 - * Document attesting that the applicant is covered by the National Health Service, or;
 - * Document attesting that the applicant is covered by an internationally acknowledged Health Insurance Plan for the duration of the stay, with indication of automatic renewal on the expiry date;
- Where the ARI / Golden Visa applicant fails to prove his / her actual residence in Portugal , it is mandatory to submit an Extract from the criminal record – duly certified by a Portuguese diplomatic or consular post abroad – of the country of origin, of the country of origin, or country of residence in case the applicant has been living in another country for over one year. This document must be translated into Portuguese and must have been issued within the prior three months;
- Application with permission for checking the Portuguese Criminal Records;
- Up-to-date declaration issued in the prior 45 days by the Portuguese Tax Authorities and by the Portuguese Social Security confirming the absence of any outstanding debts to those authorities owed by the applicant;

- In addition to the aforementioned documents, the applicant may be asked to submit documentary evidence of stay in Portugal for the minimum required periods (7 consecutive or unsequential days, in the first year, and 14 consecutive or unsequential days in the subsequent 2 year periods).

Investment Requirements:

For investments by way of **capital transfer with a value equal to or above 250 thousand Euros for investing in artistic output or supporting the arts, for reconstruction or refurbishment of the national heritage**, the value of this investment may be reduced by 20% (200 thousand Euros) in case such investment is made in sparsely populated territories.

Documents:

- Statement issued by the Cultural Strategy, Planning and Assessment bureau [*Gabinete de Estratégia, Planeamento e Avaliação Cultural*] after consultation to the competent authority for this cultural sector, confirming the actual transfer of funds, attesting that there have been no subsequent changes attributable to the applicant compromising the support granted;
- Certificate issued within the prior 45 days by the Commercial Register [*Registo Comercial*], **for investments in** artistic output or supporting the arts, for reconstruction or refurbishment of the national heritage by **a single member limited company** certifying that the applicant is the sole proprietor of that company.

APPLYING FOR RESIDENCE PERMIT FOR INVESTMENT ACTIVITY (ARI /Golden Visa)

Capital transfer of the amount of €350.000, or higher, for the acquisition of units of investment funds or venture capital fund of funds dedicated to the capitalisation of companies, capital injected under the Portuguese legislation, whose maturity, at the moment of the investment, is, at least, of five years and, at least, 60% of the investments is realized in commercial companies with head office in national territory

Documents and General Requirements:

- Passport or other valid travel document;
- Documentary evidence of legal entry and stay in Portuguese territory;
- Documentary Evidence of adequate health Insurance (issued within the prior three months), specifically:
 - * Document attesting that the applicant is covered by the National Health Service, or;
 - * Document attesting that the applicant is covered by an internationally acknowledged Health Insurance Plan for the duration of the stay, with indication of automatic renewal on the expiry date;
- Extract from the criminal record – duly certified by a Portuguese diplomatic or consular post abroad – of the country of origin, or country of residence in case the applicant has lived in another country for over one year. This document must be translated into Portuguese and must have been issued within the prior three months;
- Completed application form with permission for checking the Portuguese Criminal Records;
- Affidavit, whereby the applicant declares on his / her word of honour that he / she shall comply with the minimum quantitative requirements and maintain the investment for a minimum period of five years;
- Up-to-date declarations issued within the prior 45 days by the Portuguese Tax Authorities and by the Portuguese Social Security confirming the absence of any debts to those

authorities, and where that is not applicable, declaration confirming that the applicant is not registered with those authorities;

- **Investment Requirements:**

For investments by way of **capital transfer with a value equal to or above 500 thousand Euros, for purchasing shares in investment funds or in venture capital**, the applicant must prove to have invested the minimum value required, either as a sole entrepreneur or as proprietor of a single member limited company.

Documents:

- Declaration issued by a financial institution accredited or registered in national territory by the Bank of Portugal, confirming an actual international bank transfer, in a sum equal to, or above, 350 thousand Euros, into a bank account in the name of the applicant;
- Certificate attesting the burden-free ownership of the shares purchased;
- Declaration issued by the Fund's Managing Company, attesting the feasibility of the respective capitalization plan;
- Excerpt of the Commercial Register [Registo Comercial] issued within the prior 45 days, in case the investment is made by means of a single member limited company, certifying that the applicant is the proprietor of that company.

RENEWING A RESIDENCE PERMIT FOR INVESTMENT ACTIVITY (ARI /Golden Visa)

Capital transfer of the amount of €350.000, or higher, for the acquisition of units of investment funds or venture capital fund of funds dedicated to the capitalisation of companies, capital injected under the Portuguese legislation, whose maturity, at the moment of the investment, is, at least, of five years and, at least, 60% of the investments is realized in commercial companies with head office in national territory

Documents and General Requirements:

- Passport or other valid travel document;
- Documentary Evidence of adequate health Insurance (issued within the prior three months), specifically:
 - * Document attesting that the applicant is covered by the National Health Service, or;
 - * Document attesting that the applicant is covered by an internationally acknowledged Health Insurance Plan for the duration of the stay, with indication of automatic renewal on the expiry date;
- Where the ARI / Golden Visa applicant fails to prove his / her actual residence in Portugal, it is mandatory to submit an extract from the criminal record – duly certified by a Portuguese diplomatic or consular post abroad – of the country of origin, or country of residence in case the applicant has been living in another country for over one year. This document must be translated into Portuguese and must have been issued within the prior three months *2;
- Application with permission for checking the Portuguese Criminal Records;
- Up-to-date declaration issued in the prior 45 days by the Portuguese Tax Authorities and by the Portuguese Social Security confirming the absence of any outstanding debts to those authorities owed by the applicant;
- In addition to the aforementioned documents, the applicant may be asked to submit documentary evidence of stay in Portugal for the minimum required periods (7 consecutive or

unsequential days, in the first year, and 14 consecutive or unsequential days in the subsequent 2 year periods).

Investment Requirements:

For investments by way of **capital transfer with a value equal to or above 350 thousand Euros, for purchasing shares in investment funds or in venture capital.**

Documents:

- Certificate issued within the prior 45 days, attesting the burden-free ownership of the shares by the applicant, issued by the relevant registering entity, in accordance to the law, to the Fund's Rules, or to the Contractual Instrument.
- Certificate issued within the prior 45 days by the Commercial Register [*Registro Comercial*], for investment in a single member limited company, certifying that he applicant is the proprietor of that single member limited company.

APPLYING FOR A RESIDENCE PERMIT FOR INVESTMENT ACTIVITY (ARI / Golden Visa)

- Creation of, at least, 10 job positions

Documents and General Requirements:

- Passport or other valid travel document;
- Supporting Documents on the legal entry and stay in Portugal;
- Documentary Evidence of adequate health Insurance (issued within the prior three months), specifically:
 - * Document attesting that the applicant is covered by the National Health Service, or;
 - * Document attesting that the applicant is covered by an internationally acknowledged Health Insurance Plan for the duration of the stay, with indication of automatic renewal on the expiry date;
- Extract from the criminal record – duly certified by a Portuguese diplomatic or consular post abroad – of the country of origin, or country of residence in case the applicant has lived in another country for over one year. This document must be translated into Portuguese and must have been issued within the prior three months;
- Completed application form (see [official template](#)) with permission for checking the Portuguese Criminal Records;
- Affidavit, whereby the applicant declares on his / her word of honour that he / she shall comply with the minimum quantitative requirements and maintain the investment for a minimum period of five years;
- Up-to-date declarations issued within the prior 45 days by the Portuguese Tax Authorities and by the Portuguese Social Security confirming the absence of any debts to those authorities, and where that is not applicable, declaration confirming that the applicant is not registered with those authorities;
- Receipt for the payment of the ARI / Golden Visa Application Examination Fees.

Investment Requirements:

For investments by way of **creation of, at least, 10 job positions**, this requirement may be reduced in 20% (8 job positions) provided the investment is made in sparsely populated territories (NUT III level with less than 100 inhabitants per sq.km. or with GDP per head less than 75% of national average).

- Social security certificate issued within the prior 45 days confirming that the employees are registered, together with the respective individual employment contracts.

RENEWING A RESIDENCE PERMIT FOR INVESTMENT ACTIVITY (ARI / Golden Visa)

- Purchase of real estate property with a value equal to or above 500 thousand Euros

Documents and General Requirements:

- Passport or other valid travel document;
- Documentary Evidence of adequate health Insurance issued within the prior three months), specifically:
 - * Document attesting that the applicant is covered by the National Health Service, or;
 - * Document attesting that the applicant is covered by an internationally acknowledged Health Insurance Plan for the duration of the stay, with indication of automatic renewal on the expiry date;
- Where the ARI / Golden Visa applicant fails to prove his / her actual residence in Portugal, it is mandatory to submit an extract from the criminal record – duly certified by a Portuguese diplomatic or consular post abroad – of the country of origin, or country of residence in case the applicant has been living in another country for over one year. This document must be translated into Portuguese and must have been issued within the prior three months *2;
- Application (see [official template](#)) with permission for checking the Portuguese Criminal Records;
- Up-to-date declaration issued in the prior 45 days by the Portuguese Tax Authorities and by the Portuguese Social Security confirming the absence of any outstanding debts to those authorities owed by the applicant;
- Receipt for the payment of the examination fees regarding the application for ARI /Golden Visa renewal;
- In addition to the aforementioned documents, the applicant may be asked to submit documentary evidence of stay in Portugal for the minimum required periods (7 consecutive or unsequential days, in the first year, and 14 consecutive or unsequential days in the subsequent 2 year periods).

Investment Requirements:

For investments by way of the **purchase of real estate with a value equal to or above 500 thousand Euros**, the investment amount may be reduced in 20% (400 thousand Euros) in case such investment is made in sparsely populated territories.

Documents:

- Final Deeds of Purchase and Certificate of the Land Registry Office issued within the prior 45 days, comprising the registrations, endorsements and entries in force and proving the ownership of the real estate; or
- Promissory Contract and, where legally applicable, Certificate of the Land Registry Office attesting the provisional registration of the purchase, on grounds of a Promissory Contract, with an initial deposit equal to, or above, 500 thousand Euros (applicable solely to the first Renewal);
- Official Tax Description [*Caderneta Predial*] of the real estate, issued within the prior 45 days when legally feasible;
- Excerpt of the Commercial Register [Registo Comercial] issued within the prior 45 days, in case the investment is made by means of a single member limited company, certifying that the applicant is the proprietor of that company.

**TABELA DE TAXAS E DEMAIS ENCARGOS A COBRAR PELOS PROCEDIMENTOS
ADMINISTRATIVOS PREVISTOS NA LEI N.º 23/2007, DE 04 DE JULHO,
COM AS RESPECTIVAS ALTERAÇÕES**

PORTARIA N.º 1334 – E/2010 DE 31 DE DEZEMBRO - PORTARIA N.º 305-A/2012 DE 4
DE OUTUBRO – PORTARIA N.º 204/2020 DE 24 DE AGOSTO
VALORES APLICADOS A PARTIR DE 23/09/2020

III - PRORROGAÇÃO DE PERMANÊNCIA	
a) Pela receção e análise do pedido de prorrogação de permanência, sem prejuízo do disposto nos n.º 2 e 3;	€ 33,60
b) Pela prorrogação de permanência, concedida nos termos da alínea b) do n.º 1 do artigo 72.º da Lei n.º 23/2007, de 4 de julho; (“até 60 dias, se o interessado for titular de um visto especial);	ISENTO
c) Pela prorrogação de permanência, concedida nos termos da alínea c) do n.º 1 do artigo 72.º da Lei n.º 23/2007, de 4 de julho, a titulares de visto de residência;	€ 67,00
d) Pela prorrogação de permanência, concedida nos termos da alínea d) do n.º 1 do artigo 72.º da Lei n.º 23/2007, de 4 de julho, até ao limite de 90 dias (por semestre) de estada;	€ 30,00
f) Pela prorrogação de permanência, com validade para Portugal, concedida nos termos da alínea d) do n.º 1 e do n.º 4 do artigo 72.º da Lei n.º 23/2007, de 4 de julho, aos titulares de visto uniforme de curta duração ou aos interessados admitidos sem exigência de visto;	€ 30,00
g) Pela prorrogação de permanência superior a 30 dias, com validade para Portugal, concedida nos termos da alínea d) do n.º 1 e do n.º 4 do artigo 72.º da Lei n.º 23/2007, de 4 de julho, aos titulares de visto de curta duração ou aos interessados admitidos sem exigência de visto;	<i>revogada</i>
h) Pela prorrogação de permanência até 30 dias, com validade para Portugal, concedida nos termos do artigo 71.º-A da Lei n.º 23/2007, de 4 de julho, aos titulares de visto de curta duração para trabalho sazonal;	€ 67,00
i) Pela prorrogação de permanência superior a 30 dias, com validade para Portugal, concedida nos termos do artigo 71.º-A da Lei n.º 23/2007, de 4 de julho, aos titulares de visto de curta duração para trabalho sazonal;	€ 67,00
j) Pela prorrogação de permanência, concedida nos termos da alínea e) do n.º 1 do artigo 72.º da Lei n.º 23/2007, de 4 de julho, aos titulares de visto de estada temporária concedidos ao abrigo das alíneas a) e g) do n.º 1 do artigo 54.º;	€ 67,00
k) Pela prorrogação de permanência, concedida nos termos da alínea e) do n.º 1 do artigo 72.º da Lei n.º 23/2007, de 4 de julho, aos titulares de visto de estada temporária concedidos ao abrigo das alíneas b), c), d), e), f), h) e i) do n.º 1 do artigo 54.º e 55.º;	€ 67,00
l) Pela prorrogação de permanência, concedida nos termos da alínea e) do n.º 1 do artigo 72.º da Lei n.º 23/2007, de 4 de julho, aos titulares de visto de estada temporária concedidos ao abrigo da alínea d) do n.º 1 dos artigos 54.º e 57.º;	<i>revogada</i>

m) Pela prorrogação de permanência, concedida nos termos da alínea e) do nº 1 do artigo 72º da Lei nº 23/2007, de 4 de julho, aos titulares de visto de estada temporária concedidos ao abrigo da alínea e) do nº 1 do artigo 54º;	<i>revogada</i>
n) Pela prorrogação de permanência, concedida nos termos da alínea e) do nº 1 do artigo 72º da Lei nº 23/2007, de 4 de julho, aos titulares de visto de estada temporária concedidos ao abrigo da alínea f) do nº 1 do artigo 54º;	<i>revogada</i>
o) Pela prorrogação de permanência, concedida nos termos da alínea e) do nº 1 do artigo 72º da Lei nº 23/2007, de 4 de julho, aos titulares de visto de estada temporária concedidos ao abrigo da alínea g) do nº 1 do artigo 54º;	<i>revogada</i>
p) Pela prorrogação de permanência concedida nos termos do n.º 3 do artigo 72.º da Lei n.º 23/2007, de 4 de julho;	€ 67,00
q) Pela prorrogação de permanência concedida nos termos do n.º 3 do artigo 71.º da Lei n.º 23/2007, de 4 de julho;	€ 90,00
2 - Pela receção e análise do pedido de prorrogação de visto Schengen, com validade para outros Estados Partes na Convenção de Aplicação, por razões pessoais atendíveis;	€ 34,00
3 - Pela receção e análise do pedido de prorrogação de visto Schengen, com validade para outros Estados Partes na Convenção de Aplicação, por motivos de força maior ou por razões humanitárias;	ISENTO
4 - Pela receção e análise do pedido de prorrogação de permanência que se fundamente em alteração de motivos ou no qual se requeira prorrogação para além dos limites previstos, ao abrigo, respetivamente, do n.º 3 do artigo 71.º e do n.º 2 do artigo 72.º da Lei n.º 23/2007, de 4 de julho — valor da taxa prevista na alínea a), acrescido do quantitativo de €16,90.	-

IV - TÍTULOS RESIDÊNCIA

1 – Por títulos de residência:

a) Pela receção e análise de pedido de concessão de autorização de residência temporária solicitado para as finalidades previstas nas Subsecções I, III, IV, VII e VIII da Secção II do Capítulo VI da Lei n.º 23/2007, de 4 de julho; de pedido de concessão de autorização de residência permanente; ou de pedido de renovação de autorização de residência, temporária ou permanente;	€ 84,00
b) Pela apreciação de pedido de dispensa de visto consular de residência formulado ao abrigo do disposto no n.º 2 do artigo 88.º, n.ºs 2 e 4 do artigo 89.º, n.º 2 do artigo 90.º, n.º 4 do artigo 91.º, n.º 9 do artigo 91.º-B, n.ºs 3 e 4 do artigo 92.º, n.º 3 do artigo 93.º e no n.º 1 alínea c) do artigo 123.º da Lei n.º 23/2007, de 4 de julho;	€ 194,20
c) Por cada título de residência temporário concedido ou pela sua renovação, nos termos do n.º 1 do artigo 75.º da Lei n.º 23/2007, de 4 de julho;	€ 72,20
d) Por cada título de residência temporário renovado nos termos do n.º 2 do artigo 75.º da Lei n.º 23/2007, de 4 de julho;	€ 34,00
e) Por cada título de residência permanente concedido nos termos do n.º 1 do artigo 76º da Lei n.º 23/2007, de 4 de julho, sem prejuízo do disposto no n.º 5 quanto a pedidos formulados por menores de idade;	€ 222,00
f) Pela renovação do título de residência permanente, nos termos do n.º 2 do artigo 76.º da Lei n.º 23/2007, de 4 de julho;	€ 39,00
g) Pela substituição de título de residência aquando da notificação para o exercício de	€ 78,00

atividade profissional efetuada por estudante do ensino superior, nos termos do n.º 2 do artigo 97.º, ou pela alteração da atividade profissional desenvolvida por trabalhador subordinado ou independente, nos termos do n.º 5 do artigo 88.º e do n.º 3 do artigo 89.º da Lei n.º 23/2007, de 4 de julho;	
h) Pela emissão de segunda via do título de residência – 50% do valor da respetiva taxa de emissão;	-
i) Pela emissão de terceira via e sucessivas do título de residência – 100% do valor da respetiva taxa de emissão.	-
2 – Por títulos de residência cartão azul UE:	
a) Pela receção e análise do pedido de concessão ou renovação de autorização de residência cartão azul UE;	€ 106,90
b) Por cada título de residência temporário cartão azul UE ou pela sua renovação, nos termos do artigo 121.º - E da Lei n.º 23/2007, de 4 de julho;	€ 101,40
c) Por cada título de residência temporário cartão azul UE concedido com dispensa de visto consular, sem prejuízo do disposto no n.º 5;	€ 224,00
d) Pela emissão de segunda via do título de residência temporário cartão azul UE – 50% do valor da respetiva taxa de emissão;	-
e) Pela emissão de terceira via e sucessivas do título de residência temporário cartão azul UE – 100% do valor da respetiva taxa de emissão;	-
f) Pela substituição do título de residência, por alteração dos elementos previstos no artigo 86.º da Lei n.º 23/2007, de 4 de julho – 25 % do valor da respetiva taxa de emissão.	-
3 – Por títulos de residência para atividade de investimento:	
a) Pela receção e análise do pedido de concessão ou de renovação de autorização de residência para atividade de investimento, incluindo a receção e análise de pedido de concessão ou de renovação de autorização de residência para reagrupamento de familiar do titular do direito de residência para atividade de investimento, nos termos dos artigos 90.º - A, n.ºs 1 e 2, 76.º, n.º 2, 78.º, 80.º e 98.º da Lei n.º 23/2007, de 4 de julho;	€ 533,00
b) Pela emissão de autorização de residência para a atividade de investimento, nos termos do artigo 90.º - A, n.º 1 da Lei n.º 23/2007, de 4 de julho;	€ 5325,00
c) Pela renovação de autorização de residência para a atividade de investimento, nos termos do artigo 90.º - A, n.º 2 da Lei n.º 23/2007, de 4 de julho;	€ 2663,00
d) Pela concessão de autorização de residência para familiares reagrupados com os titulares de autorização de residência para atividade de investimento, nos termos do artigo 98.º da Lei n.º 23/2007, de 4 de julho;	€ 5325,00
e) Pela renovação de autorização de residência para familiares reagrupados com titulares de autorização de residência para atividade de investimento, nos termos do artigo 90.º - A da Lei n.º 23/2007, de 4 de julho;	€ 2663,00
f) Pela emissão de segunda via do título de residência para a atividade de investimento, incluindo títulos de residência emitidos a membros da família no âmbito do reagrupamento familiar – 50% do valor da taxa prevista na alínea b);	€ 2662,50
g) Pela emissão de terceira via e sucessivas do título de residência para a atividade de investimento, incluindo títulos de residência emitidos a membros da família no âmbito do reagrupamento familiar – 100% do valor da taxa prevista na alínea b);	€ 5325,00
h) Pela substituição do título de residência para a atividade de investimento, por alteração dos elementos previstos no artigo 86.º da Lei n.º 23/2007, de 4 de julho – 25% do valor da	€ 1331,25

taxa prevista na alínea b);	
i) Pela concessão ou pela renovação de autorização de residência permanente nos termos do n.º 2 do artigo 76.º e 80.º para titular de autorização de residência para atividade de investimento ou de familiar seu, concedidas nos termos do artigo 90.º -A e 98.º, todos da Lei n.º 23/2007, de 4 de julho;	€ 7455 para a concessão € 3728 para a renovação
5 – As taxas previstas nas alíneas d) e f) do n.º 1 são reduzidas em 50% quando os títulos de residência respeitem a menores, nos termos da alínea a), b) ou e) do n.º 1 do artigo 122.º e do artigo 124.º da Lei n.º 23/2007, de 4 de julho;	-
4 – Por Títulos de Residência Mobilidade Estudantes:	
6 – Pela comunicação da entrada e permanência em território nacional para exercício de mobilidade dos estudantes do ensino superior e consequente emissão de declaração de autorização, nos termos do artigo 91.º -A, n.ºs 1 e 2, da Lei n.º 23/2007, de 4 de julho;	€ 25,00
5 – Por Títulos de Residência Mobilidade Investigadores:	
7 – Pela emissão de declaração de autorização, nos termos do artigo 91.º-C, n.º 1, da Lei n.º 23/2007, de 4 de julho;	€ 25,00
V - AUTORIZAÇÃO DE RESIDÊNCIA A VÍTIMA DE TRÁFICO DE PESSOAS OU DE AÇÃO DE AUXÍLIO À IMIGRAÇÃO ILEGAL	ISENTO

VI - RESIDENTE DE LONGA DURAÇÃO NOUTRO ESTADO MEMBRO DA UNIÃO EUROPEIA OU TITULAR DE CARTÃO AZUL UE NOUTRO ESTADO MEMBRO DA UNIÃO EUROPEIA	
a) Pela receção e análise do pedido de concessão ou de renovação de autorização de residência a titulares de estatuto de residente de longa duração ou de cartão azul UE em outro Estado membro da União Europeia;	€ 111,00
b) Pela emissão de autorização de residência a titulares de estatuto de residente de longa duração ou de cartão azul UE em outro Estado membro da União Europeia, concedida nos termos do n.º 1 do artigo 116.º e do n.º 1 do artigo 118.º, ou do n.º 1 do artigo 121.º - K da Lei n.º 23/2007, de 4 de julho;	€ 233,00
c) Pela renovação do título de residência a titulares do estatuto de residente de longa duração ou de cartão azul UE em outro Estado membro da União Europeia;	€ 133,00
d) Pela emissão de segunda via do cartão azul UE noutro Estado membro da União Europeia – 50% do valor da respetiva taxa de emissão;	€ 116,50
e) Pela emissão de terceira via e sucessivas do cartão azul UE noutro Estado membro da União Europeia – 100% do valor da respetiva taxa de emissão;	€ 233,00
f) Pela substituição do cartão azul UE noutro Estado membro da União Europeia, por alteração dos elementos previstos no artigo 86.º da Lei n.º 23/2007, de 4 de julho – 25% do valor da respetiva taxa de emissão;	€ 58,25

VII - ESTATUTO DE RESIDENTE DE LONGA DURAÇÃO EM TERRITÓRIO NACIONAL	
1 – Por titulares do estatuto de residente de longa duração:	
a) Pela receção e análise do pedido de concessão ou de renovação de autorização de residência a titulares do estatuto de residente de longa duração em território nacional;	€ 106,90

b) Pela receção e análise do pedido de concessão ou de renovação de autorização de residência a titulares do estatuto de residente de longa duração em território nacional de beneficiários de proteção internacional;	ISENTO
c) Pela emissão de título UE de residência a titulares do estatuto de residente legal de longa duração em território nacional, concedida nos termos do n.º 1 do artigo 121.º - I e do n.º 1 do artigo 130.º da Lei n.º 23/2007, de 4 de julho;	€ 101,40
d) Pela emissão de título UE de residência a titulares do estatuto de residente legal de longa duração em território nacional concedida a beneficiários de proteção internacional;	ISENTO
e) Pela renovação do título de residência UE a titulares do estatuto de residente legal de longa duração em território nacional;	€ 101,40
f) Pela renovação do título de residência UE a titulares do estatuto de residente de longa duração em território nacional de beneficiários de proteção internacional;	ISENTO
2 - Pela emissão de segunda via do título UE de residência a titulares do estatuto de residente legal de longa duração em território nacional, concedida nos termos do n.º 1 do artigo 121.º - I da Lei n.º 23/2007, de 4 de julho – 50% do valor da respetiva taxa de emissão;	€ 50,70
3 - Pela emissão de terceira via e sucessivas do título UE de residência a titulares do estatuto de residente legal de longa duração em território nacional, concedida nos termos do n.º 1 do artigo 121.º - I da Lei n.º 23/2007, de 4 de julho – 100% do valor da respetiva taxa de emissão.	€ 101,40

VIII - PASSAPORTES PARA ESTRANGEIROS

a) Por cada passaporte para estrangeiros concedido nos termos da alínea a) do n.º 1 do artigo 17.º da Lei n.º 23/2007, de 4 de julho	€ 111,00
b) Pela substituição de passaporte que se encontre totalmente preenchido	€ 84,00

IX - CONTROLO DE DOCUMENTOS DE VIAGEM

Pelo controlo dos documentos de viagem emitidos em território nacional pelas missões diplomáticas ou postos consulares estrangeiros, nos termos do artigo 28.º da Lei n.º 23/2007, de 4 de julho	€ 77,80
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X - TÍTULO DE VIAGEM PARA REFUGIADOS

a) Por cada título de viagem para refugiados concedido nos termos da alínea b) do n.º 1 do artigo 17.º da Lei n.º 23/2007, de 4 de julho	€ 21,66
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XI – SALVO-CONDUTO

ISENTO

XII – LISTA DE VIAGEM PARA ESTUDANTES

ISENTO

XIII – DOCUMENTO DE VIAGEM PARA AFASTAMENTO COERCIVO OU EXPULSÃO DE NACIONAIS DE ESTADOS TERCEIROS	ISENTO
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XIV – BOLETIM DE ALOJAMENTO	
Pela comunicação do alojamento de cidadãos estrangeiros, efetuada em suporte de papel, nos termos e para efeitos do disposto nos artigos 15.º e 16.º da Lei n.º 23/2007, de 4 de julho	€ 0,70 por boletim

XV – ESCOLTA	
Por cada estrangeiro conduzido sob escolta - taxa diária	€ 388,00

XVI – CENTROS DE INSTALAÇÃO TEMPORÁRIA E ESPAÇOS EQUIPARADOS	
a) A taxa a que se refere o n.º 2 do artigo 41.º e a alínea c) do n.º 1 do artigo 142.º da Lei n.º 23/2007, de 4 de julho;	€ 100,00 por dia
b) A taxa prevista na alínea anterior será reduzida em 50 % quando a permanência em centro de instalação temporária do estrangeiro não ultrapasse o período de doze horas.	€ 50,00

XVII – IMPRESSOS E VINHETAS	
a) As taxas previstas na presente tabela integram os custos dos impressos, vinhetas ou títulos de residência.	
b) Os cidadãos que beneficiam da isenção do pagamento de taxas de concessão ou renovação de autorização de residência apenas suportam os encargos financeiros a que houver lugar em sede de receção e análise do pedido e com impressos, vinhetas ou títulos de residência.	
c) Impressos e vinhetas	€ 17,00
d) Impressos e títulos de residência	€ 50,00

XVIII – SERVIÇO EXTERNO	
Por cada deslocação, desde que resulte de imperativo legal, que se realize a pedido do interessado ou por necessidade deste	€ 72,20

XIX – ENTREGA PRESENCIAL DOS TÍTULOS DE RESIDÊNCIA

Por cada entrega presencial	€ 25,00
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XX – NÍVEIS DE SERVIÇO DE EMISSÃO

a) Normal, com emissão até ao 5.º dia útil a contar da data da decisão de deferimento da concessão ou renovação de autorização de residência — incluído no montante previsto na alínea d) do ponto XVII	-
b) Urgente, com emissão até ao 2.º dia útil a contar da data da decisão de deferimento da concessão ou renovação de autorização de residência — acrescem € 40 aos montantes previstos	-

AUTORIZAÇÃO DE RESIDÊNCIA PARA INVESTIMENTO

RESIDENCE PERMIT FOR INVESTMENT ACTIVITY



OUT 2012 ▶ NOV 2020

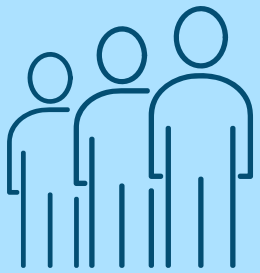
9 340

AUTORIZAÇÕES DE RESIDÊNCIA CONCEDIDAS

RESIDENCE PERMITS (ARI)



4750 CHINA 986 BRASIL 450 TURQUIA 391 ÁFRICA DO SUL 355 RÚSSIA



15 965

FAMILIARES REAGRUPADOS

RESIDENCE PERMITS FOR FAMILY MEMBERS



AQUISIÇÃO DE BENS IMÓVEIS

REAL ESTATE PROPERTY PURCHASING



8 782 ARI



5 071 440 353,18 €

INVESTIMENTO TOTAL
TOTAL INVESTMENT

SUBALÍNEA 3

SUBPARAGRAPH 3



8021 ARI



4 796 908 578,41 €

SUBALÍNEA 4

SUBPARAGRAPH 4



761 ARI



274 531 774,77 €



TRANSFERÊNCIA DE CAPITAIS

CAPITAL TRANSFER



541 ARI



539 805 223,88 €

INVESTIMENTO TOTAL
TOTAL INVESTMENT

SUBALÍNEA 1

SUBPARAGRAPH 1



484 ARI



518 668 462,88 €

SUBALÍNEA 7

SUBPARAGRAPH 7



54 ARI



20 086 461,00 €

SUBALÍNEA 8

SUBPARAGRAPH 8



3 ARI



1 050 300,00 €



CRIAÇÃO DE POSTOS DE TRABALHO

CREATION OF JOB POSITIONS



17 ARI



5 611 245 577,06 €

INVESTIMENTO TOTAL 2012 ▶ 2020

TOTAL INVESTMENT 2012 ▶ 2020