



LEX MUNDI
PUBLICATION

ISSUES IN REAL ESTATE INVESTMENT AND FINANCE

BAHAMAS
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1) Is national governmental permission required for foreign investors to acquire real estate? If so, please identify.

Yes. The International Persons Landholding Act requires that a foreign investor obtain either a certificate of registration or a permit in order to purchase real estate in The Bahamas.

A certificate of registration may be obtained after the purchase of real estate has been completed and is required when purchasing real estate of less than five acres for a second home. Real estate purchased by permanent resident holders also requires a certificate of registration.

A permit must be obtained prior to the completion of the purchase of real estate and is required when purchasing real estate for commercial purposes or which consists of five or more acres.

2) Are there other national restrictions imposed on ownership of real estate by foreign investors? To acquire interests in entities which own real estate? If so, please identify.

There are no further restrictions imposed on ownership of real estate by foreign investors in The Bahamas.

3) Are foreign investors required to invest with a local partner? If not, is investment with a local partner advisable?

No. Foreign investors are not required to invest with a local partner in The Bahamas. Investment with a local partner would likely not affect the purchase of real estate and is, therefore, not advisable.

4) What national taxes are levied solely on foreign individuals or entities acquiring or transferring real estate or interests in entities which acquire real estate?

Stamp duty will be payable by foreign individuals or entities at the time of purchase of real estate.

Real Property tax will be payable by foreign individuals or entities on an annual basis based on the value of real estate.

5) Describe reporting requirements for reporting the acquisition, ownership or disposition of real estate which relate solely to foreign direct or indirect owners of real estate.

There are no reporting requirements for foreign direct or indirect owners in The Bahamas, other than the information disclosed to the Investments Board in making the application for a certificate of registration or permit.