



Updated February 25<sup>th</sup>, 2021

## RESIDENCE VISA FOR REAL ESTATE INVESTORS

This visa allows you to reside in Spain if you have invested in real state in the country a minimum amount of 500.000 Euros.

The visa process takes **4 weeks** from the day the application and all documents are submitted. Due to the number of applications received by this Consulate, we recommend you schedule an appointment to the email above, as soon as you have all the required documents

## DOCUMENTS TO SUBMIT TOGETHER WITH THE APPLICATION

All documents to be submitted in original form + 1 copy translated by a certified translator.

1. **Two National visa application forms:** application form signed and filled in, in legible print.
2. **Original Passport and ID** (plus 1 photocopy of both) : Valid passport for a minimum of 1 year, with at least one blank page to affix visa. Your passport may remain at the Consulate. Please, provide proof of residency by means of a copy of US Driver's license or US State ID.
3. **One recent passport sized photo:** (White Background, 2x2") attached to the form.
4. **Certification of Ownership and Outstanding Liens form the Land Registry of the property or properties** (Certificación con la información continuada de dominio y carga del Registro de la Propiedad). Such certificate must have been issued within 90 days prior to the visa application.
5. **Proof of real state purchase worth 500.000 Euros free from any liens or mortgages.** The part of the investments that exceeds the required amount may be subject to any liens or mortgages.
6. **Proof of enough periodic income**, included but not limited to: investments, annuities, sabbaticals and any other source of income) providing sufficient fund to live in Spain without doing any type of lucrative activity. The minimum income required is **400%** of the IPREM (public income index) annually plus 75% for each additional family member. For further information about the current IPREM, please follow **this link**. All documentation must be accompanied by a certified translation into Spanish.
7. **Letter from health insurance company with proof of full coverage in Spain, no co-payments or deductible, necessarily including Repatriation Coverage.** (In Spanish or translated into Spanish).

*"Travel insurance would not be valid, so the applicant should contract health insurance with an insurance company authorized to operate in Spain. Regarding the scope of insurance coverage, it must be, at least, equal to the one offered by the National Health System in Spain to those who are insured. Therefore, it should not have coverage limits or grace periods for certain benefits"*

8. **Criminal History Information/Police Background Check.** It cannot be older than 3 months from the application day, with a certified translation into Spanish. The certificate must be issued by the FBI

- **FBI Records**, issued by the **US Department of Justice – F.B.I. Legalized with the Apostille of the Hague Convention** by the **US Department of State in Washington DC.**

Local Police background check will not be accepted.

**You must also get a police record from the countries where you have lived during the last 5 years.**

The police records and the Apostille/s must be translated into Spanish by a certified translator.

9. You should include an **Express Mail envelope self-addressed and with prepaid stamps** from the **US Postal Service (only)**, so your passport and visa can be returned by mail. **We only accept one envelope per visa applicant.**

Once the visa is approved, the Consulate will do one of the following:

Return applicant's passport inside the Express Mail envelope. Applicant can check the status of the shipment by tracking the envelope at [www.usps.com](http://www.usps.com), not by sending email to Consulate

**THE CONSULATE DOES NOT TRACK MAIL, OR ANSWER EMAILS ASKING FOR VISA STATUS**  
**(DOWNLOAD AND FILL OUT THE DISCLAIMER FORM HERE (MUST BE PRESENTED WITH APPLICATION))**

10. **Evidence of Immigration Status in the US, for non US passport holders only:** Please provide a Permanent Resident Card or a US Visa with I-20.

• **Please, be advised that additional requirements may be requested.**

#### **SPOUSE AND MINOR CHILDREN**

The ***spouse*** must submit the same documents as the Real Estate Investor visa applicant, together with a marriage certificate. (Original issued in the last 12 months + photocopy).

The ***minor children*** must submit the same documents as the Real Estate Investor visa applicant, together with an original birth certificate (original issued in the last 6 months + photocopy), except the **Conviction Information Request Form**.

**Marriage** and/or **Birth certificates legalized** with the **Apostille of the Hague Convention** from the corresponding **Secretary of the State** and *translated into Spanish* by a certified translator.

#### **VISA FEES**

- Please visit our website to check the most recent visa **fees**.
- We only accept money orders. No personal checks, no credit cards.
- The processing fee will not be returned even if the visa is not granted or cancelled.

#### **IMPORTANT NOTICE AFTER ARRIVAL IN SPAIN: Please read carefully**

- No later than 30 days after applicant's arrival in Spain, applicant must request a Residence Card (Tarjeta de Residencia) at the Subdelegación del Gobierno (Oficina de Extranjeros).