



RESIDENCE VISA FOR REAL ESTATE INVESTORS

- Residence Visa for Real Estate Investors allows the holder to reside in Spain if you have invested a minimum of 500000 Euros in real estate in Spain.
- The visa process takes approximately between **2 to 4 weeks** from the date of appointment at the Consulate when all documents are presented.
- Once your visa is authorized, we will contact you by email, and **you (and all your family members if they are applying as your dependents)** will have to come **in person** to the Consulate General **within a month** with your passport and an itinerary of flight to Spain to collect your visa.

WHERE AND WHEN TO APPLY

- **The Consulate of Spain in San Francisco will consider applications for Visas by appointment only, and with one appointment per person. To schedule an appointment visit our [website](#).** Please note that you can **only** apply for your visa 90 days before your departure to Spain.
- Apply at this Consulate, if your permanent address is in: **Alaska, California** (excluding the counties of San Luis Obispo, Kern, San Bernardino, Santa Bárbara, Ventura, Los Angeles, Orange, Riverside, San Diego, and Imperial which are under the jurisdiction of the Consulate of Spain in Los Angeles), **Hawaii, Idaho, Guam, Montana, Nevada, Oregon, Washington** or **Wyoming**. For other States, please check our website for the [corresponding Consulate](#).
- You must apply in person at the Consulate. We do not accept mailed in applications. You must also come in person to the Consulate to collect your visa. We cannot send visas in the mail.

WHAT TO SUBMIT

The Consulate General of Spain in San Francisco has full authority to evaluate and request documents in addition to those initially submitted by the applicant. Submitting these documents does not guarantee automatic issuance of the visa. Under no circumstances will documents submitted during the visa application be returned to the applicant. We kindly advise you to always keep a copy for your own records.

Please submit the following documents:

1. **National visa application form, one original and one copy:** The application form must be completed either by hand or word processed, and duly signed. Make your copy once you have filled out the application form. Please use the international date format DD/MM/YYYY.
2. **Passport:** Original and one photocopy of the photo page. Your passport must be valid for at least one year and must contain at least two blank pages to affix the visa.
3. **Two passport size photos:** Recent photograph, on a white background, 2x2in, one per application 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). Certificates dated older than 90 days at the time of your appointment at the Consulate will not be accepted.
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 sufficient periodic income:** Including, but not limited to: investments, annuities, sabbaticals and any other source of income, providing sufficient funds to live in Spain without working. The **minimum income** required is 400% of the IPREM (Public Income Index) annually plus 75% per each additional family member. For further information about the current IPREM, please follow [this link](#). All documentation must be accompanied by a certified translated into Spanish.
7. **Police Criminal Record certificate:** Must contain **fingerprint** search verification. Dated no older than three months before the application date. The certificate must be issued from either:
 - a) **State Department of Justice.** Original clearance letter form signed (from the States where you have lived during the past five years). It **must be legalized with the Apostille of The Hague Convention** from the corresponding **Secretary of the State**.



b) **FBI Records**, issued by the **US Department of Justice – F.B.I.** It must be legalized with the **Apostille of The Hague Convention** from the **US Department of State in Washington DC.**

You must also present a police record from any countries where you have lived for more than six months during the past five years, with the corresponding Apostille of The Hague and a certified translation into Spanish or English where applicable.

8. **Medical Insurance:** Proof of being in possession of public or private health insurance from an agency authorized to operate in Spain. You must be covered for the full duration of your stay in Spain by a policy which covers accidents, emergencies and all medical needs. This proof must be accompanied by a certified translation in Spanish.
9. **Evidence of Immigration Status in the US** **NON-US PASSPORT HOLDERS ONLY**: Provide original and copy of your Permanent Resident Card or a US Visa with I-20. Your document must be valid for the full duration of your stay in Spain and allow you to return to the US after your stay in Spain. The original document will be returned to you.

Please be advised that you might be requested to submit additional documents

SPOUSE

Please submit the following documents:

1. **National visa application form, one original and one copy:** The application form must be completed either by hand or word processed, and duly signed. Make your copy once you have filled out the application form. Please use the international date format DD/MM/YYYY.
2. **Passport:** Original and one photocopy of the photo page. Your passport must be valid for at least one year and must contain at least two blank pages to affix the visa.
3. **Two passport size photos:** Recent photograph, on a white background, 2x2in, one per application form
4. **Marriage certificate:** Cannot be older than 3 months at the date of your visa appointment, authenticated with the **Apostille of The Hague**, accompanied by a certified translation into Spanish.
5. **Police Criminal Record certificate:** Must contain **fingerprint** search verification. Dated no older than three months before the application date. The certificate must be issued from either:
 - a) **State Department of Justice.** Original clearance letter form signed (from the States where you have lived during the past five years). It **must be legalized with the Apostille of The Hague Convention** from the corresponding **Secretary of the State.**
 - b) **FBI Records**, issued by the **US Department of Justice – F.B.I.** It **must be legalized with the Apostille of The Hague Convention** from the **US Department of State in Washington DC.**

You must also present a police record from any countries where you have lived for more than six months during the past five years, with the corresponding Apostille of The Hague and a certified translation into Spanish or English where applicable.

6. **Proof of having international medical insurance** while in Spain, with a certified translation into Spanish
7. **Evidence of Immigration Status in the US** **NON-US PASSPORT HOLDERS ONLY**: Provide original and copy of your Permanent Resident Card or a US Visa with I-20. Your document must be valid for the full duration of your stay in Spain and allow you to return to the US after your stay in Spain. The original document will be returned to you.

Please be advised that you might be requested to submit additional documents

MINOR CHILDREN (UNDER 18 YEARS OF AGE)

Please submit the following documents:

1. **National visa application form, one original and one copy:** The application form must be completed either by hand or word processed, and duly signed. Make your copy once you have filled out the application form. Please use the international date format DD/MM/YYYY.
2. **Passport:** Original and one photocopy of the photo page. Your passport must be valid for at least one year and must contain at least two blank pages to affix the visa.



3. **Two passport size photos:** Recent photograph, on a white background, 2x2in, one per application form
4. **Birth certificate:** Cannot be older than 3 months at the date of your visa appointment, authenticated with the **Apostille of The Hague**, accompanied by a certified translation into Spanish.
5. **Proof of having international medical insurance** while in Spain, with a certified translation into Spanish
6. **Evidence of Immigration Status in the US** **NON-US PASSPORT HOLDERS ONLY**: Provide original and copy of your Permanent Resident Card or a US Visa with I-20. Your document must be valid for the full duration of your stay in Spain and allow you to return to the US after your stay in Spain. The original document will be returned to you.

Please be advised that you might be requested to submit additional documents

VISA FEES

- Please visit our website to check the most recent [visa fees](#)
- The Consulate can only accept visa payments in cash (exact change) or money orders made payable to: "Consulate General of Spain in San Francisco". No personal checks or credit cards will be accepted.
- The visa processing fee will not be returned even if the visa is denied or cancelled

IMPORTANT INFORMATION

- Indicated documents must have a translation into Spanish. The Consulate cannot recommend the services of a specific translator. There are two acceptable options: contract the services of a sworn translator who is registered with the Spanish Ministry for Foreign Affairs, these translations do not require further authentication. Or, contract the services of a translator recognized in the US and subsequently have the translations notarized by a public notary. Both options are equally valid. You can find more information about translations [on our website](#).
- To **check the status** of your visa application, please visit: <http://sutramiteconsular.maec.es> and enter the code that will be provided to you on a printed receipt during your interview. No information will be given by telephone or email. When checking this page, "**resuelto**" means that your visa is ready to be picked from the Consulate in person.
- All long stay visas (over 180 days) are printed with a validity of only 90 days and you have to request an identity card *Tarjeta de Identidad Extranjero* within a month of entering Spain at *Oficina de Extranjería* or *Comisaría de Policía* of the province where the authorization has been processed.

The applicant will need to display the **passport with the visa and entry stamp** as well as the following documents:

Official form (EX-17) card application available in
<http://extranjeros.empleo.gob.es/es/ModelosSolicitudes/index.html>
Proof of fee payment
A recent photograph in color, white background

- For information about acquiring the Apostille of The Hague Convention in the US, please visit:
<https://travel.state.gov/content/travel/en/legal/travel-legal-considerations/international-judicial-asst/authentications-and-apostilles/apostille-requirements.html>

Information updated February 12 2019