

Costs of Running a house in Spain

What are the costs of running a home in Spain? Explain for me my running costs? Running costs in Spain are low. You will expect to pay for:

- Utilities - water, electricity, telephone etc.
- Community of Owners fee.
- Home insurance.
- Fiscal fee (see tax obligations below).
- Property management fee - if you are renting your property. What is The Padrón?

If you live in Spain for more than six months, you must sign on the local Town Hall Register (Padrón). To register, you will need your Title Deeds (Escritura) or utility bill and your passport. What is the Community Of Owners

The community of owners comprises all those who own a property in an urbanisation/apartment block etc. It is responsible for the maintenance of all communal areas, swimming pool etc. There is an elected President (Presidente) and an Administrator (Administrador). Community fees (cuota) are based on the m² of the property and communal facilities available. Community fees are generally paid on a yearly basis - this is a legal obligation. Can I set up a Spanish will?

Property owners are strongly advised to make a Spanish will, an uncomplicated process. How do I apply for permanent residence (Residencia) in Spain?

You must apply for Residencia if you live in Spain for more than 183 days. The documents you will need when applying for Residencia are:

- Passport.
- Photographs.
- Proof of Monthly Income or Pension.
- Proof of Private Health Insurance or E121 Form.
- Consult us for further details. What is a Spanish N.I.E. Number?

The N.I.E. is a foreigner's identification number. All foreigners living in Spain must apply for this identification number. What are the additional costs I should be aware of when buying a house in Spain?

Additional costs amount to 10% - 13% of the purchase price and include:

- 7% IVA (VAT).
- Notary/Land Registry fee.
- Legal conveyancing fee.
- Water and electricity contracts. Getting a mortgage in Spain - Will I have problems getting a mortgage?

Obviously, subject to criteria, mortgages are readily available. Generally, mortgages are granted for up to 50% of the value of the property and over a period of 10 years. Occasionally, it is possible to obtain higher amounts. The documents you will need when applying for a mortgage are:

- Income Tax Return (Form P60).
- Proof of Earnings (last 3 pay slips, Pension statement).
- Copy of Passport.
- Copy of Purchase Contract. What is the road system like in Spain?

Spain has an excellent road network, with sophisticated motorways and toll roads. Please remember, driving in Spain is on the right hand side. What documents do I need to carry in my car when I am driving in Spain?

Whilst driving a car in Spain you are required to carry:

- Driving Licence.
- Certificate of Ownership.
- ITV (MOT) Certificate of road worthiness.
- Road Tax.
- Certificate of Insurance. How do I bring my own car over to Spain?

This is not a problem - however you must transfer your vehicle onto Spanish plates if staying for longer than six months (E.U. Citizens). How do I rent a car in Spain?

Spain has a wide choice of car rental companies. You will be surprised how cheap and easy it is to arrange. Of course, you will need a valid driving licence. If I buy a home or property in Spain, will it be secure?

As at home, many companies offer 24 hour security response alarm systems. Alternatively, door and window grilles provide excellent protection and are both popular and decorative. Will I be safe living in Spain?

Simply adopt the same common sense precautions as you would in your home country. Can I bring my pet(s) with me if I move to Spain?

Yes, but your pet(s) must be fully vaccinated (particularly against Rabies) at least one month prior to your arrival in Spain. Consult your Vet before making any plans. Living in Spain, will getting my child into school be a problem?

Spain offers many private bi-lingual schools - English (GCSE curriculum), Norwegian, Swedish as well as free Spanish state schools. How good is the public transportation in Spain?

You'll have easy access to local and long distance buses, an excellent network of train services and a wide availability of taxis. Public transport in Spain is reasonably priced. What is access to television like in Spain?

All your home comforts are available; digital satellite TV (Sky, BBC) as well as MMDS (Multi channel TV via aerial reception) and Spanish language TV. What social activities will I find in Spain?

You will easily find hobbies and pastimes to keep you busy:

- Line dancing, bridge, chess, bingo, keep fit, choirs etc.
- Learning opportunities - Spanish classes, computer courses, art classes, charitable organisations (for voluntary work), etc.
- Spirituality - all faiths and beliefs are represented.
- In fact, every activity under the SUN !