

After the keys

Live outside Spain and you file a return every year on a home you keep for your own use. Live in the European Union and the rate is 19%, even if you never let it out.



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A to D in the drawing come back on page 5: what you close up when you leave.

BASIS FOR THE TAX RETURN

1.1 or 2%

RATE IF YOU LIVE IN THE EU

19% otherwise 24%

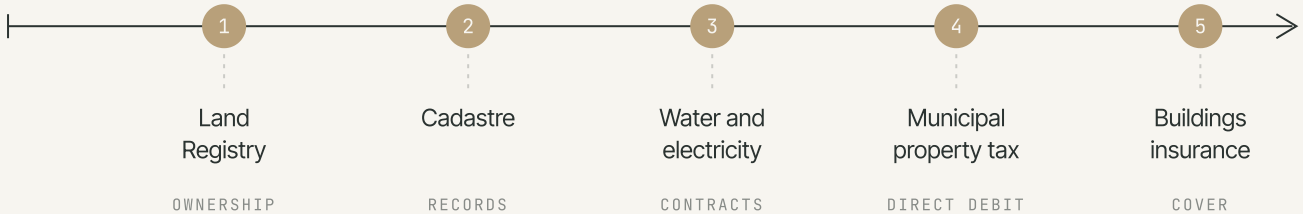
MUNICIPAL PROPERTY TAX

0.51 to 1.05%

5 things that must be in your name

At the notary you get the keys. That does not put everything in your name. These five do not come with the deed.

DEED AT THE NOTARY



NO	WHAT	WHY	WHO ARRANGES IT
1	Registration in the Land Registry	Your ownership only holds against third parties once it is registered.	The gestoría, after the deed
2	Updating the Cadastre	A separate record from the Land Registry, updated separately. The two do not stay in step on their own.	The gestoría
3	Water and electricity	Contracts in your name, paid by direct debit from a Spanish account. You cannot do this without a certificate of occupancy.	You or the gestoría, with the supplier
4	Municipal property tax (IBI)	Sign up for direct debit. A bill that goes astray stays attached to the property.	You, at the town hall
5	Buildings insurance	Not a legal requirement without a mortgage. Still sensible, and often required in a complex.	You, with an insurer

ASK FOR THIS BEFORE THE PURCHASE IS FINAL

The latest municipal property tax bill with proof of payment. And for a home in a complex, a statement that there are no arrears.

Those two documents stop you taking on someone else's debt. Guide 06 (The papers that must be right) goes into this further.

ATTACHED TO THE PROPERTY

Unpaid municipal property tax and community fees stay with the property, not with the previous owner.

ONE ACCOUNT

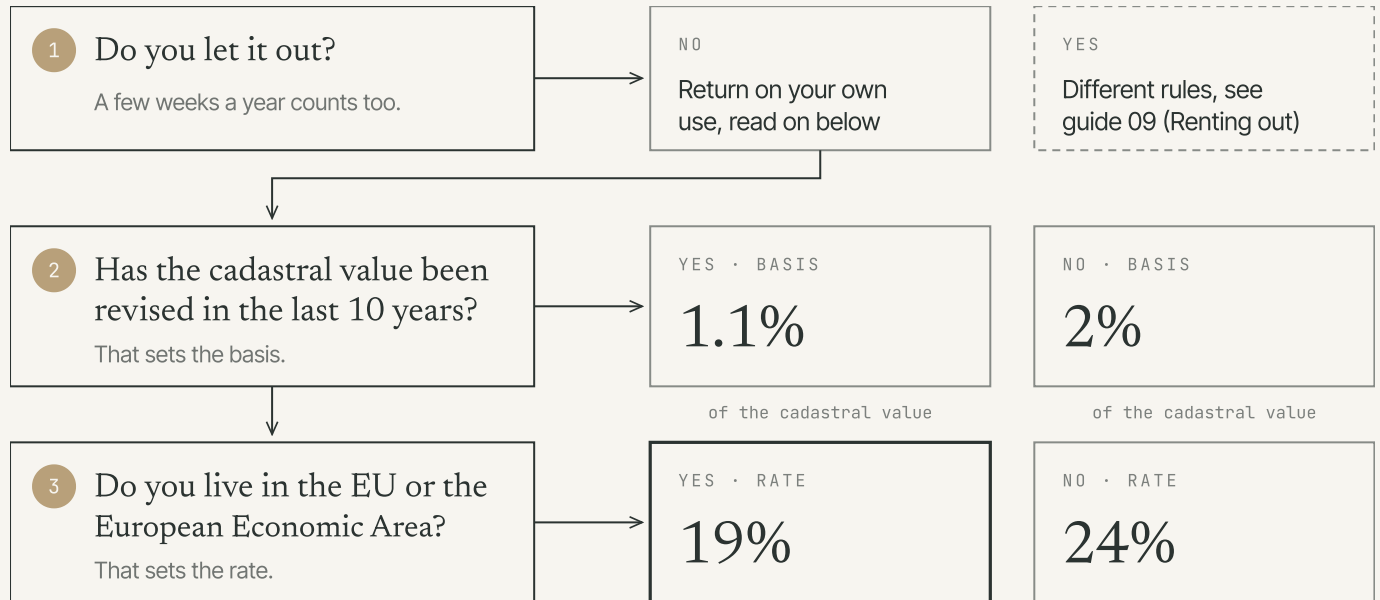
Run all fixed costs from the same Spanish account. Then one statement tells you whether something has gone wrong.

WHAT TO KEEP, AND WHAT FOR

DOCUMENT	WHAT YOU WILL NEED IT FOR LATER
The deed and the Land Registry extract	A sale, an inheritance, a mortgage or a licence application
The cadastral details with the cadastral value	The annual tax return and the IBI, see pages 3 and 4

A home you keep for your own use is taxed too

If you do not live in Spain, you file a tax return for your home every year. Not on rent you receive, but on a notional benefit from owning it. Three questions decide what you pay.



WORKED EXAMPLE • CADASTRAL VALUE €300,000

BASIS	BENEFIT	RATE 19%	RATE 24%
1.1%, revised	€3,300	€627	€792
2%, not revised	€6,000	€1,140	€1,440

Our own calculation on the published percentages, not a figure from the tax office. €300,000 is an example value, not an average. Per year, for a full year of own use.

LOOK AT THE BILL

The cadastral value is usually well below the market value. What you paid tells you nothing. The value is on your municipal property tax bill.

NO BILL ARRIVES

You file this return yourself or through an adviser. The tax office does not remind you. If you do nothing, you find out when a demand for the unpaid tax arrives.

WHAT CHANGES THE SUM

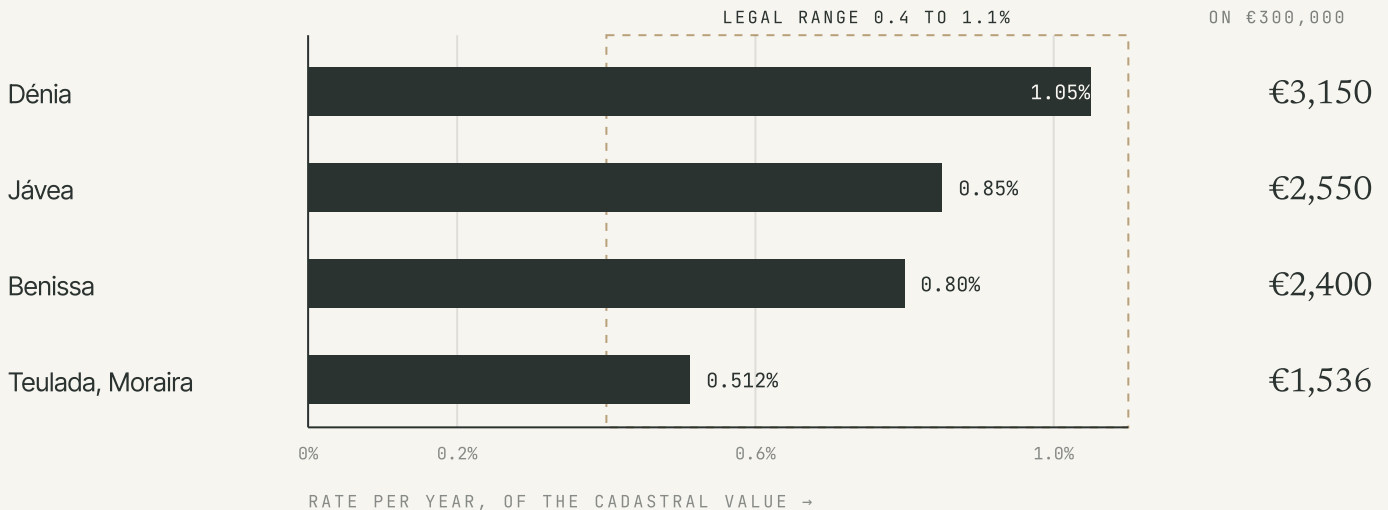
SITUATION	WHAT HAPPENS	EXAMPLE ABOVE
Bought during the year	You work it out pro rata for the days the home was yours.	Half a year: around €314
Bought together	Each owner files a return for their own share of the home.	Half each: €313.50 per person
Also let	Different rules apply to the period it was let.	See guide 09 (Renting out)

Amounts in the last column are our own calculations on €627, basis 1.1% and rate 19%.



Each municipality sets its own rate

Municipal property tax (IBI) is charged on the cadastral value, not on the purchase price. The law allows 0.4 to 1.1%, and each town hall sets its rate again every year. The latest bill tells you what actually applies.



MUNICIPALITY	RATE	ON €300,000	WHERE IT COMES FROM
Dénia	1.05%	€3,150	Commercial source; Dénia is missing from the ministry filing
Jávea, Xàbia	0.85%	€2,550	Same source and year
Benissa	0.80%	€2,400	Same source and year. It stood at 0.55% in 2023
Teulada, Moraira	0.512%	€1,536	Same source and year, unchanged since 2021

Source: Ministerio de Hacienda, urban rate for residential use, year 2024, the most recent available. Amounts: our own calculation on an example value of €300,000.

COMMUNITY FEES PER YEAR

€600 to €2,500

For a complex or an urbanisation in the Marina Alta, depending on the pool, the lift and the garden upkeep. TREE's own experience.

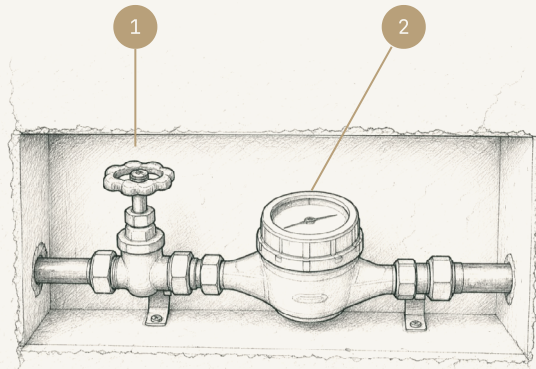
ASK FOR THIS BEFORE THE PURCHASE IS FINAL

The amount of the fee, a statement that nothing is in arrears on the property, and any decisions already taken on major maintenance. A new roof or a rebuilt pool is shared out across all the owners.

OTHER FIXED COST	WHAT IT DEPENDS ON
Buildings insurance	The value of the property and the cover. Required with a mortgage
Water and electricity	A standing charge plus what you use. The charge runs on while the home stands empty
Garden and pool	The size, and whether you pay someone to look after it

What standing empty does in this climate

A home that stays closed for months with the shutters down does not dry out. What you find when you come back almost always starts with damp.



FROM OUR SURVEYS

50

building surveys a year. What we find most often: damp and poor ventilation.

THEN, IN ORDER

Paperwork that is not right, electrics or pipework, and the roof or the pool.

WHY THIS CLIMATE

On the coast, damp lingers in a closed house. Condensation is the biggest problem in an empty home. Airing it prevents most of that.

1	Main stopcock. Turn it off when you leave. Otherwise a leak in an empty house runs for months.
2	Water meter. Note the reading as you leave. If it has moved when you return, the leak is before the stopcock.

WHEN YOU LEAVE • THE LETTERS FROM THE DRAWING ON THE COVER

	WHAT	WHAT YOU DO	WHY
(A)	Shutters	Have someone open up and air the home regularly	Closed shutters keep the damp in
(B)	Gate and drains	Have someone check after heavy rain or a storm	One visit stops a blocked drain turning into damage
(C)	Pool	Keep the filter cycle running and keep an eye on the water level	A cover on its own is not maintenance
(D)	Garden furniture and cushions	Store indoors, dry and away from an outside wall	Anything put away wet goes mouldy

RULE OF THUMB

The longer a home stays closed, the more it matters that someone goes in. Airing it and taking a look is enough. Then what goes wrong is something to report, not something to rebuild.

What comes back every year

NO	ITEM	CHARGED ON	COLLECTED BY	HOW YOU PAY
1	Non-resident tax return	1.1 or 2% of the cadastral value, at 19 or 24%	Agencia Tributaria	Yourself or through an adviser, no bill is sent
2	Municipal property tax (IBI)	0.51 to 1.05% of the cadastral value across our four municipalities	The municipality	A bill, preferably by direct debit
3	Community fees	Around €600 to €2,500 a year for a complex or urbanisation	The community of owners	A contribution set by the budget
4	Insurance, water, electricity, upkeep	The property, your usage and what you pay others to do	Suppliers	Direct debit from a Spanish account

If you let the home, item 1 changes. See guide 09 (Renting out). What comes on top of the purchase price when you buy is in guide 02 (What it costs).

Questions about the first year?

The tax return, the municipal property tax and a home you do not see every month. We can help with all three, even if you did not buy through us.

[Book a call](#)

CALL

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TOPIC	SOURCE
Non-resident tax return	Agencia Tributaria, modelo 210 · basis 1.1 or 2%, rate 19 or 24%
Part year, joint owners and the certificate of occupancy	Confirmed by our legal adviser, September 2026
Municipal property tax by municipality	Ministerio de Hacienda, Consulta de información impositiva municipal · urban rate for residential use, year 2024
Legal range for municipal property tax	0.4 to 1.1% of the cadastral value
Community fees, empty homes and survey findings	TREE's own experience, 17 September 2026

General information, not tax advice. Worked examples are our own calculations on published percentages and an example value. Have your tax return prepared by an adviser who knows your situation. This guide carries a reference date and is reviewed every quarter.

THE TREE GUIDES SERIES

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