

## Luxury Homes Tax

Form October 1st 2009 Costarrican Government approve a new TAX for LUXURY HOMES, Century 21 Marina Trading Post wants to help all our clients and future costumers with this so here is the basic links( all are in spanish) about this new TAX. Also you can check our Lates News Section for a breaf FAQ. 1. What is this tax?R/ This tax was created to improve the social programs of Costa Rica Goverment. 2. From when this tax will be valid?R/ This tax will be valid starting October 1st 2009

2.How I know that my house is taxable?R/ We recomend you must find a register accounting professional(contador publico), who willmake the calculations for you, and help you with the property registration form and all the procedures in case you have to pay the tax . the registracion form have to be signed and sealed by an attorney if you do not go to the registration by your self. 3. When I have to pay the taxR/ You have have to pay the tax on the first 15 natural(include holidays and weekends) days of January 2010. 4.For how long my property will be pay the tax(if I have to)? R/ This tax will only valid for 10 years, any how your property will be revalued every 3 years. so each registrationwill cover 3 years in advance.

5. When they ask me for the value of the property, it means the value that is registered? R/ No, that value they ask is based only on the construction area of every building inside your property, this include, maid or caretaker quarters, parking lots, pools, bodegas and any other construction that is located inside your property. 6. What happens if I dont register my property?R/ What happens is that starting January 2010 the Costa Rica goverment will start send appraisers to value your property. Costa Rica Tax Bureau(Ministerio de Hacienda)(Tributacion Directa Website)

General Info About the new Tax(spanish, Ministerio de Hacienda website)

FORM D-144-Registration Form (This is the registration form for the new tax, you have to print it and fill it with the information about your house, ask a register accounting profesional(contador publico) how to fill it)

Electronic Registration (This is site is only in spanish, we sugest that you must have a costarrican accountant to help you with this)

Tax Rates(in Colones)

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