

AMENDMENTS TO THE GOLDEN VISA REGIME

Decree-Law no. 14/2021 published on 12th February 2021, approved the following amendments to the Golden Visa regime:

1) Types of investment

a) Transfer of capital

The minimum investment amount will be of €1,500,000.00 instead of €1,000,000.00.

b) Purchase of real estate

The minimum investment amount remains unchanged. However, the purchase of real estate for residential purposes is limited to properties located in the Azores and Madeira or in countryside regions (the ones identified in Regulation no. 208/2017, of 13 July).

Properties which use is for residential purposes are only eligible for the residence permit application if located in the regions included in the table below.

The above limitation will be applicable to: (i) the purchase of properties which price is equal to or greater than €500,000.00, as well as to (ii) the purchase of properties in relation to which construction was completed at least 30 years ago

or located in an urban renovation zone and object of renovation works with a total value of equal or greater than €350.000,00.

Properties for commercial or industrial use are not subject to such limitation. Given such, the purchase of such properties, regardless of its location, will continue to grant eligibility for the Golden Visa application.

c) Transfer of capital for research activities.

The minimum investment amount will be of €500,000.00 instead of €350,000.00.

d) Transfer of capital for purchase of units in investment funds or venture capital funds

The minimum investment amount will be of €500,000.00 instead of €350,000.00.

e) Transfer of capital for the incorporation of a company with head office in Portugal or share capital increase in an existing Portuguese company.

The minimum investment amount will be of €500,000.00 instead of €350,000.00.

2) Entering into force

The amendments will be in force on 1st January 2022, being applicable to applications filed from that date onwards.

The present regime will be applicable until 31st December 2021, being required that the Golden Visa requests based on the current eligible investments are filed by that date.

The rule implies that not only the investment needs to be executed until 31st December 2021 but also that the application needs to be filed with the immigration office until such date.

3) Renewals and family reunification

The possibility of renewing residence permits, as well as family reunification applications or its renewals is safeguarded.

For that purpose, it is mandatory that the applicant's residence permit is granted under the regime presently in force (which will be applicable until 31st December 2021).

Therefore, if the applicant files its request under the regime in force until 31st December 2021 (which implies filing the request by that date) he/she will still be allowed to apply for renewal or to include the eligible family members once the new regime enters into force.

ELIGIBLE REGIONS FOR REAL ESTATE PURCHASE FOR RESIDENTIAL PURPOSES AFTER 1ST JANUARY 2022

Region	Municipalities	Parish
Alentejo Central	Alandroal, Arraiolos, Borba, Estremoz, Évora, Montemor-o-Novo, Mora, Mourão, Portel, Redondo, Reguengos de Monsaraz, Vendas Novas, Viana do Alentejo, Vila Viçosa	All
Alentejo Litoral	Alcácer do Sal, Grândola, Odemira, Santiago do Cacém	All
Algarve	Alcoutim, Aljezur, Castro Marim, Monchique, Vila do Bispo	All
	Loulé	Alte, Ameixial, Salir, União de freguesias de Querença, Tôr e Benafim
	Silves	São Marcos da Serra
	Tavira	Cachopo, Santa Catarina da Fonte do Bispo
Alto Alentejo	Alter do Chão, Arronches, Avis, Campo Maior, Castelo de Vide, Crato, Elvas, Fronteira, Gavião, Marvão, Monforte, Nisa, Ponte de Sor, Portalegre, Sousel	All
Alto Minho	Arcos de Valdevez, Melgaço, Monção, Paredes de Coura, Ponte da Barca, Vila Nova de Cerveira	All
	Caminha	União das freguesias de Arga (Baixo, Cima e São João), União das freguesias de Gondar e Orbacém, Dem
	Ponte de Lima	Anais, Ardegão, Freixo e Mato, Associação de freguesias do Vale do Neiva, Bárrio e Cepões, Beiral do Lima, Boalhosa, Cabaços e Fojo Lobal, Cabração e Moreira do Lima, Calheiros, Estorãos, Friastelas, Gemieira, Gondufe, Labruja, Labrujó, Rendufe e Vilar do Monte, Navió e Vitorino dos Piães, Poiares, Serdedelo
	Valença	Boivão, Fontoura, União das freguesias de Gondomil e Sanfins, União das freguesias de São Julião e Silva
	Viana do Castelo	Montaria
Alto Tâmega	Boticas, Chaves, Montalegre, Ribeira da Pena, Valpaços, Vila Pouca de Aguiar	All
Metropolitan Area of OPorto	Arouca	All
	Vale de Cambra	Arões, Junqueira

Region	Municipalities	Parish
Ave	Cabeceiras de Basto, Fafe, Mondim de Basto, Póvoa de Lanhoso, Vieira do Minho	All
	Guimarães	União das freguesias de Arosa e Castelões
Baixo Alentejo	Aljustrel, Almodôvar, Alvito, Barrancos, Beja, Castro Verde, Cuba, Ferreira do Alentejo, Mértola, Moura Ourique, Serpa, Vidigueira	All
Beira Baixa	Castelo Branco, Idanha-a-Nova, Oleiros, Penamacor, Proença-a-Nova, Vila Velha de Ródão	All
Beiras e Serra da Estrela	Almeida, Belmonte, Celorico da Beira, Covilhã, Figueira de Castelo Rodrigo, Fornos de Algodres, Fundão, Gouveia, Guarda, Manteigas, Meda, Pinhel, Sabugal, Seia, Trancoso	All
Cávado	Terras de Bouro, Vila Verde	All
	Amares	Bouro (Santa Marta), Goães, União das freguesias de Caldelas, Sequeiros e Paranhos, União das freguesias de Vilela, Seramil e Paredes Secas
Douro	Alijó, Armamar, Carrazeda de Ansiães, Freixo de Espada à Cinta, Lamego, Mesão Frio, Moimenta da Beira, Murça, Penedono, Peso da Régua, Sabrosa, Santa Marta de Penaguião, São João da Pesqueira, Sernancelhe, Tabuaço, Tarouca, Torre de Moncorvo, Vila Nova de Foz Côa, Vila Real	All
Lezíria do Tejo	Chamusca, Coruche	All
	Santarém	União das freguesias de Casével e Vaqueiros
Médio Tejo	Abrantes, Constância, Ferreira do Zêzere, Mação, Sardoal, Sertã, Vila de Rei, Vila Nova da Barquinha	All
	Tomar	Olalhas, Sabacheira, União das freguesias de Além da Ribeira e Pedreira, União das freguesias de Casais e Alviobeira, União das freguesias de Serra e Junceira
	Ourém	Espite, União das freguesias de Freixianda, Ribeira do Fárrio e Formigais, União das freguesias de Matas e Cercal, União das freguesias de Rio de Couros e Casal dos Bernardos
Aveiro	Sever do Vouga	All

Region	Municipalities	Parish
Aveiro	Águeda	União das freguesias de Belazaima do Chão, Castanheira do Vouga e Agadão, União das freguesias do Préstimo e Macieira de Alcoba
Coimbra	Arganil, Góis, Lousã, Miranda do Corvo, Mortágua, Oliveira do Hospital, Pampilhosa da Serra, Penacova, Penela, Soure, Tábua, Vila Nova de Poiares	All
	Condeixa-a-Nova	Furadouro
Leiria	Alvaiázere, Ansião, Castanheira de Pêra, Figueiró dos Vinhos, Pedrógão Grande	All
	Pombal	Abiul
	Porto de Mós	São Bento
Viseu, Dão, Lafões	Aguiar da Beira, Carregal do Sal, Castro Daire, Mangualde, Nelas, Oliveira de Frades, Penalva do Castelo, Santa Comba Dão, São Pedro do Sul, Sátão, Tondela, Vila Nova de Paiva, Vouzela	All
	Viseu	Calde, Cavernães, Cota, Ribafeita, São Pedro de France, União das freguesias de Barreiros e Cepões
Tâmega e Sousa	Baião, Celorico de Basto, Cinfães, Resende	All
	Amarante	Ansiães, Candemil, Gouveia (São Simão), Jazente, Rebordelo, Salvador do Monte, União das freguesias de Aboadela, Sanche e Várzea, União das freguesias de Bustelo, Carneiro e Carvalho de Rei, União das freguesias de Olo e Canadelo, Vila Chã do Marão
	Castelo de Paiva	Real
	Marco de Canaveses	Várzea, Aliviada e Folhada
Terras de Trás-os-Montes	Alfândega da Fé, Bragança, Macedo de Cavaleiros, Miranda do Douro, Mirandela, Mogadouro, Vila Flor, Vimioso, Vinhais	All

