

Before buying land

Land may look simple, but it concentrates many of the most common problems: unclear boundaries, titles without deslinde, uncertain access or restrictions on use. This checklist helps you review the essentials before committing. It does not replace a review of your file by licensed professionals.

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Title and legal status

- Obtain a copy of the certificate of title and check that the registered owner matches the seller.
- Find out whether the land has gone through deslinde, with its own cadastral designation, or is held under a constancia anotada.
- Request a recent certificate of legal status from the Registro de Títulos.
- Check for mortgages, oppositions, litigation or other annotations, and agree in writing how they will be cleared.
- If the seller is a company or an estate, check with your lawyer who can sign the sale.

Boundaries and survey

- Ask for the approved survey plan and compare it with the land you are shown.
- Have an independent surveyor locate the boundary markers and boundaries on the ground.
- Check that the area stated on the title matches the area being sold and used to set the price.
- Check that there are no occupants, neighbours' buildings or encroachments on the land.

Access and surroundings

- Check that the land has legal access, via a public road or an established easement.
- Find out whether electricity and water are available and how wastewater will be handled.
- Find out whether the land is near the coast, a river, a wetland or a protected area, and check the resulting restrictions.
- Look at the slope, the drainage and any signs of flooding, especially after heavy rain.

Land use and project

- Ask the municipality which land uses are allowed and which limits apply to your project.
- Check whether your project might require approval from the Ministerio de Medio Ambiente y Recursos Naturales.
- If the land is part of a subdivision, check that the subdivision has been approved.
- Consult a licensed architect or engineer about your project's feasibility before committing.

Taxes and contract

- Ask the seller for proof that taxes on the property, such as the IPI where it applies, are up to date.
- If the land has not gone through deslinde, agree in writing who will carry it out, who will pay for it and at which stage of the transaction.
- Before paying any deposit, include conditions tied to the outcome of the checks in the preliminary sale agreement.
- Pay by traceable means into an account whose holder is clearly identified in the contract.

General information, which does not constitute legal advice.

Request a check: <https://terrenascheck.com/en/request/>