

An underwater photograph of a vibrant coral reef. The scene is filled with various types of coral, including branching and brain corals, in shades of pink, purple, and green. Numerous colorful fish are swimming around the reef, including several bright orange fish and a prominent yellow and black striped butterflyfish in the foreground. The water is clear and blue.

# BYERS GUIDE

Tips and info for buying  
property in **The Bahamas**

**Better  
Homes**  
and Gardens.  
REAL ESTATE

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BAHAMAS  
GROUP

# Looking To Purchase a Second Home in The Bahamas?

Or are you looking for vacant land on which you can build your dream home?

*It can be a pleasant experience without major surprises if you do it right from the start and know what to expect.*

We know the market, we know the ins and outs, and we know the pitfalls.

We would love to get to know you! We would like to know what you are looking for and how we can be of service to you.

One thing is for sure. You will always feel welcome here in The Bahamas.



# The Buying Process

## Part 1








# The Buying Process

## Part 2



# The Cost of Buying Property

Please check with your attorney for the latest taxes. The previous Government Stamp Tax is now called VAT and this is generally shared equally between buyer and seller – unless otherwise agreed.

 <b>VAT</b> Transactions under \$100,000	 <b>VAT</b> Transactions over \$100,000	 <b>Real Estate Commission</b>	 <b>Legal Fees</b>	 <b>VAT</b>
 The buyer pays 1,25% VAT on real estate transactions under \$100,000	 The buyer pays 5% on real estate transactions over \$100,000	 Paid by the seller	 The buyer pays his own lawyer, usually 2,5% of sales price.	 The Buyer pays VAT for the services he obtains.  12% on Appraisals, Legal fees, Insurance, Surveying fees.

# Buying property

in The Bahamas if you are non-Bahamian

## **Under 2 acres – single-family use**

If you are a non-Bahamian citizen and you don't own property already, you only need to register your investment with the government if:

1. You are buying less than two acres.
2. You are buying a home for a single family that sits on less than two acres of land.

## **Over 2 acres or 2 acres other than single-family use**

If you are purchasing for anything other than single-family use, or the property is over two acres in size, you need to apply for a Government permit to purchase the property.

There is a small fee for this permit.

Registering your investment with the Foreign Investment Board insures that you will be able to remit the net proceeds of sale outside the Bahamas in the currency of the original investment.

You also need to register your investment with the Exchange Control at the Central Bank of The Bahamas.

For more info, see this link: [The International Persons Landholding Act.](#)



# Real Property Tax

## Homes

Owner Occupied: No tax on the first \$250,000. 0,625% on the next \$250,000. After \$500,000 the tax is 1% for the balance.

Vacation Rental (or rental):  
If you rent your home to others, you pay 0,75% on the first \$500,000, then 2% on the balance.

Owner Occupied Cap:  
Maximum payable annual tax is \$60,000, no matter how big and expensive your property is.

## Lots

If the market value is \$7,000 or less, the fee is \$100 a year.

If the market value is more than \$7,000 the tax rate is 2 % a year.

## Commercial

If the market value is \$500,000 or less, the tax rate is 0,75% a year.

If the market value is more than \$500,000 the tax rate is 2% a year.

## Exemptions only for Bahamian Citizens

No property tax in the family islands.

No property tax on land owned by Bahamians.

No property tax on commercial farmland that is approved by the Ministry of Agriculture, Trade and Industry and Finance.

No property tax for properties used for Charitable or public service from which no profit is derived.

No property tax for properties in Freeport, Grand Bahamas.





A home owner's residence card does not give you permission to work. However, it makes it easier to enter every time you return to The Bahamas. **This is NOT a permanent residence card.**

You can apply to the Director of Immigration to get a homeowner's resident card. If Immigration is satisfied that you are a person of good character and able to support yourself and your family, they will issue a card for a fee.

Visas are not required of citizens of the United Kingdom or Canada, provided their stay does not exceed 3 weeks and they have a return ticket leaving the Bahamas.

Visas are not required of US citizens for staying less than 8 months.

Bahamas Immigration Department permits are needed to reside, work or engage in any business.

## There are two categories of permanent residency:

1. Permanent residency with the right to work
2. Permanent residency without the right to work.

One of the criteria for permanent residency is the investment of a minimum of \$750,000 in The Bahamas.

This investment may take the form of the purchase of real property with a minimum value of \$750,000. **You do not automatically get the right to work.**

Investments of \$1,500,000 will receive a speedy consideration.

Applicants must be of good character, show evidence of financial support and commit in writing that they wish to live permanently in the Bahamas.

Wives and dependent children (under 18 years) may be endorsed on the certificate when the original application is approved.

Major international investors and owners of residences valued at \$1.5 million or more, receive speedy consideration for permanent residency permits.



Building Your Dream Home

# Questions you might have about building in The Bahamas



## Building Permit

You will need to obtain approval from the Government. You can apply for a building permit issued by the Ministry of Works. A local architect or engineer would be able to assist you with this.

## Building Professionals

There are good, qualified architects, contractors and engineers available in The Bahamas. Most architects in the Bahamas were schooled either in the United States, Canada or the United Kingdom and have international accreditations. There is a local licensing Board for architects.



The leading contractors are often civil engineers with international accreditations or have certified engineers on staff. Many of the smaller contractors are products of a good apprentice system and are very adept and skilled at efficiently carrying out residential construction. Civil, mechanical and electrical engineers in the Bahamas, like the architects - were schooled in other countries and hold international accreditations from those respective countries and must also have a license issued by their respective Local Boards.

# More questions you might have about building

## Local Financing

There are options for local financing. Normally that requires a 40% down payment of the value and the funds are given in US\$.

## Building Costs

On average you can count on the cost of building In The Bahamas being much higher than a similar Home in south Florida. This is mainly due to import duty, freight and delivery cost to site.



# How Can We Help You?

We will strive to be your preferred real estate company driven by your lifestyle requirements now and in the future.

*As licensed members of The Bahamas Real Estate Association (BREA), Bahamas Multiple Listing Service (MLS), National Association of Realtors (NAR), we look forward to serving you.*

## Our Goal is to provide

- Passion – to stimulate energy to a higher level of inspiration and emotion.
- Authenticity – being exactly what we claim to be.
- Inclusion – to embrace all people and ideas.
- Growth – to have increasing influence.
- Excellence – to consistently exceed expectations.

# Contact Info

*"Many years ago, my goal and dream was to move to the Bahamas to enjoy the warmth, the social lifestyle and the beauty of the islands. I made it happen, and have loved every moment since. Now my passion is to help you do the same". Unni Berg*

For questions about Real Estate,  
contact:

Unni Berg, Licensed Realtor®

Cell: (242) 577-7511

Email: [unni@bettermcrobahamas.com](mailto:unni@bettermcrobahamas.com)

Our office is located in the "Shoppes on  
Cable Beach" in Nassau.

**Tel: (242) 677-8255**

Email: [info@bettermcrobahamas.com](mailto:info@bettermcrobahamas.com)



## Unni Berg

Licensed Real Estate Sales Agent

Other qualifications:

Seller Representative Specialist (SRS)

Real Estate Negotiation Expert (RENE)

Resort & Second-Home Specialist (RSS)

Accredited Buyer's Representative (ABR)