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An aerial photograph of Gibraltar, showing a densely packed town with colorful buildings (yellow, orange, red, and white) built into a steep, green hillside. The town extends down to a blue harbor where several large ships are docked. In the background, the sea is a deep blue, and distant mountains are visible under a clear sky. A thin white line runs diagonally across the upper part of the image.

Welcome to Gibraltar: Your Guide to Property Investment



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Contents

Introduction	04
Benefits of Investing in Gibraltar	05
Investing in Property in Gibraltar	07
Stamp Duty	10
Additional Registration Fees / Gibraltar Tax Information	11
Residency Permits	16
Meet the TSN team	17
Contact Us	20

Introduction to Gibraltar:

Nestled at the southern tip of the Iberian Peninsula, Gibraltar captivates visitors and locals alike with its unique blend of history, heritage and modernity and, our iconic Rock, towering majestically over the sparkling waters where the Mediterranean Sea meets the Atlantic Ocean, stands as a beacon of cultural diversity, economic prosperity and natural beauty.



Benefits of Investing in Gibraltar

■ **Stability and Security**

Gibraltar offers investors a stable and secure environment backed by a robust legal framework.

Financial services in Gibraltar are governed by the Gibraltar Financial Services Commission which supervises the application of prudent standards across the financial services sector including business activities by banks, insurance Companies and intermediaries, e-money issuers and payment service institutions, investment firms, fund and fiduciary providers and auditors.

It is through its implementation of secure and transparent financial regulations that Gibraltar's long-standing positive reputation for political stability and economic resilience has been established, making Gibraltar the ideal location for investors looking for a secure and transparent environment for their capital investments.

■ **Favourable Tax Regime**

One of the most enticing aspects of investing in Gibraltar is its favourable tax regime. With low personal and corporate tax rates, no capital gains tax, and no inheritance tax, Gibraltar provides an attractive environment for wealth preservation and capital appreciation.

■ **Strategic Location**

Situated at the crossroads of Europe and Africa, Gibraltar serves as a strategic gateway for international trade and commerce. Its proximity to major business hubs such as London Madrid and Casablanca, coupled with easy connectivity via air, sea and land routes positions Gibraltar as an ideal location for global investors seeking prime real estate opportunities.

■ Thriving Economy

Gibraltar boasts a dynamic and resilient economy driven by key sectors such as financial services, shipping, tourism and gaming. It also offers a highly skilled workforce, business-friendly regulations and a proactive Government committed to fostering growth and innovation all of which are conducive to the perfect environment for property investment, sustainable development and growth.

Over the last twenty years Gibraltar has experienced exponential property growth and even over recent years with higher inflation and interest rates across the world, interest in Gibraltar property development and investment shows little sign of waning. With a Treaty between Gibraltar and the European Union having already been announced and the legal text expected to be agreed imminently, demand for local properties is likely to increase even further once investors can be certain of frontier fluidity.

■ Residency

Investing in Gibraltar opens doors to residency opportunities and benefits such as:

- World class amenities
- Excellent healthcare and educational facilities
- Diverse leisure and recreational activities
- Easy travel opportunities throughout Europe and Africa

As of the 6th October 2025, Gibraltar has temporarily suspended new residency applications for UK and EEA nationals who were not already registered by that date. This measure follows a significant increase in applications and is intended to regulate population growth while ongoing policy reviews are conducted. Applications submitted prior to the 6th October 2025 will continue to be processed and limited exemptions may be granted in exceptional circumstances. The suspension is described as temporary and will remain in effect until formally lifted by His Majesty's Government of Gibraltar.



Investing in Property in Gibraltar

In this booklet we aim to provide you with an easy-to-follow guide to buying property in Gibraltar and the conveyancing process.

However, for more information, our expert team of property practitioners is always on hand to guide you through the legal intricacies of property acquisition in Gibraltar, ensuring a smooth and efficient transaction. Contact us at **info@tsnlaw.com** or on **+350 20079423**.

The Conveyancing Process

01 Establish how much bank/building society is willing to lend you in principle

02 View Property

03 Pay 2% deposit to estate agent/your solicitor if no agent

04 Instruct Lawyer & make appointment for mortgage

05 Exchange Contracts

06 Completion

Lawyer's Role

01

Carry out a Property Search at the Land Titles Register

02

Conduct Preliminary Enquiries Before Contract

03

Review title deeds and advise you on the same

04

Draft Deed of Assignment/Conveyance and Deed of Mortgage

05

Prepare completion statement and request funds

06

Attend completion meeting

07

Attend to the registration of the title deeds at the Land Titles Register

Stamp Duty

Stamp duty is a tax which is payable to His Majesty's Government of Gibraltar in relation to property transactions in Gibraltar. Rates are payable as follows:

First / Second Time Buyers of Property in Gibraltar (excludes purchases by corporate bodies)

Purchase Price	Rate
Up to £200,000	Nil
Between £200,001 - £350,000	2.0%
Over £350,000	3.0% on the first £350,000 3.50% (£350k - £800k) 4.50% (above £800k)

All other purchasers (including corporate bodies)

Purchase Price	Rate
Up to £200,000	Nil
Between £200,001 - £350,000	2.0%
Over £350,000	3.0% on the first £350,000 3.50% (£350k - £800k) 4.50% (above £800k)

Stamp duty is also payable where the deed submitted to the Land **Titles Register** is a Mortgage or a Deed of Release of Mortgage. In these instances, the stamp duty payable is as follows:

Deed Type	Rate
Mortgage	0.13% in respect of any lending up to £200,000 and 0.20% on any borrowing exceeding £200,000
Deed of Release of Mortgage	0.03% on the amount secured by the Mortgage

Additional Registration Fees

In addition to the stamp duty due in respect of property transactions, a fee of £250.00 is payable to the Land **Titles Register** in respect of each deed being registered. A property search fee of £30.00 is also payable.

Gibraltar Tax Information

Tax is payable by individuals who are ordinarily resident in Gibraltar in respect of any income accruing in or derived from Gibraltar (or in any other place) where this income comes from either the individuals' employment or through the exercise of any self-employment activities in connection with a trade, business, profession or vocation. A person is ordinarily resident in Gibraltar where in any year of assessment he or she has been present in Gibraltar for a period of at least 183 days in aggregate or is present in Gibraltar in excess of 300 days in three consecutive years.

Dividend income received by an ordinarily resident individual is taxable in Gibraltar where the underlying source of that income is also taxable in Gibraltar. Dividends received from companies not subject to tax in Gibraltar or by persons not ordinarily resident in Gibraltar are not taxable.

Tax is also charged in respect of any income received by either individuals or corporate bodies in respect of any rents, premiums and any other interest in real property located in Gibraltar.

In relation to corporate taxation, the standard rate of taxation is 15% whilst utility and energy providers and companies that abuse a dominant position pay a higher rate of 20%. Start-up incentive schemes are available to enable companies to make savings during the first three financial years of operation.

For individuals, there are a number of options available in respect of taking up tax residency in Gibraltar. These include:

1. Category 2
2. HEPSS
3. Ordinary Resident

1. Category 2

The Qualifying (Category 2) Individuals Rules 2004 limits tax payable for HNWIs wishing to The Qualifying (Category 2) Individuals Rules 2004 limits tax payable for HNWIs wishing to reside in Gibraltar. At present gross, worldwide annual income is generally capped at £118,000 with a minimum tax payment of £37,000 and a maximum of £42,380.

In order to qualify as a Cat 2 individual certain criteria needs to be met. This includes:

- Having a net worth in excess of £2million. Applicants will need to provide evidence of the same as part of their application.
- Applicants must not have been resident in Gibraltar during the five years immediately preceding the application for Cat 2 status.
- Applicants must have approved residential accommodation in Gibraltar for the whole year relating to the assessment. This accommodation must be available for the exclusive use of the applicant and his/her family and may not be rented or leased to any other person. Details relating to the available property must be made available to the Finance Centre Director within a period of two months from the Qualifying Certificate having been issued and the Finance Centre Director will then decide whether or not the property is an “approved property”.

The application, which carries a non-refundable fee of £1,168 should be made to the Gibraltar Finance Centre Director and must include:

- A copy of the applicant's CV
- A certified copy of the applicant's passport
- Documentary evidence that the applicant has a net worth in excess of £2million
- Evidence that the applicant holds suitable private medical insurance cover
- Two character references one of which must be from the applicant's banker
- Proof that the applicant has (or is in the process of obtaining) “approved residential accommodation”

2. HEPPS

The HEPPS tax status is available to High Executives Possessing Specialist Skills (HEPPS).

In order to qualify for HEPPS status, the Finance Centre Director must be satisfied that the appointment of HEPPS status for an individual will promote and sustain economic activity of a particular value to Gibraltar and that he/she will earn more than £160,000.

Upon approval, tax for HEPPS individual's will be charged at £160,000. Tax shall be payable under the Gross Income Based System and will equate to a tax payment of £43,40 per annum or £3,620 per month.

3. Ordinarily Tax Resident

Those persons who do not qualify for special tax status under the Cat 2 or HEPPS regimes will pay tax under one of two tax regimes, namely the:

- Gross Income Based System; and the
- Allowance Based System

For the tax year 2025/2026 rates payable are as follows:

Gross Income Based

Income Amount	Tax Rate
Income not exceeding £25,000	• 6% on the first £10,000 • 20% on the next £7,000 • 28% on the balance
Income between £25,000 and £100,000	• 16% on the first £17,000 • 19% on the next £8,000 • £25% on the next £15,000 • 28% on the next £65,000 • 25% on the balance
Income exceeding £100,000	• 16% on the first £17,000 • 19% on the next £8,000 • 25% on the next £15,000 • 28% on the next £65,000 • 25% on the balance

Allowance Income Based

Individuals opting to pay tax on the Allowance Based System shall be taxed on their taxable income. Persons whose taxable income does not exceed £11,450 are exempt from tax. Where the taxable income exceeds £11,450, tax under the allowance income-based system is payable as follows:

- 14% on the first £4,000*
- 16% on the next £12,000
- 39% on the balance

Allowances currently include:

Allowance	Deductible Amount
Personal allowance	• £3,455
Spouse allowance	• £3,455
One parent family	• £5,800
Child allowance in respect of first child only	• £1,190
Child allowance in respect of each child being educated abroad	• £1,375
Parent of disabled individuals	• £10,000
Nursery school allowance in respect of each child attending	• £5,480.00
Blind allowance	• £5,475 (maximum deductible dependent on premiums paid by tax payer)
Medical insurance	• £5,395
Gym/Personal Trainer	10% of the verified costs for individuals who are enrolled in a gym or who contract a personal trainer who is registered with the Income Tax Office
Private school tuition	10% of the cost of private school tuition in Gibraltar

Life insurance premiums	100% (up to a 1/7th of assessable income or 7% of capital sum assured)
Pension contributions	Contributions to approved occupational schemes are deductible with relief up to 1/6th of essential income permitted. Employer contributions to approved occupational schemes are not taxable on the employee. For approved personal pension schemes, overall contributions eligible for relief are subject to the lower of 20 % limit of earned income or £35,000
Mortgage interest	100% (applicable in respect of any loan used to acquire a Gibraltar property which is to be used as the taxpayer's principal residence. Allowances are allowable up to a maximum loan value of £350,000)
House purchase for residential accommodation	£17,000 (this consists of a one-off allowance of £13,000 which can be spread out over a number of years as well as an additional allowance of £4,000 which is restricted to a maximum of £1,000 per year)
Property Frontage Enforcement	A deduction from assessable income (unlimited) is available in respect of expenditure incurred on painting, decorating, repairing and in general enhancing the appearance of the frontage of premises. Expenditure must be certified by the Town Planner
Renewable Energy	£6,000 (this consists of a one-off allowance which can be spread over a two-year period) Similar deductions for improvements to EPC rating of up to 100% depending on category
Age allowance (state pensionable age – claiming spouse allowance)	£5,735
Age allowance (state pensionable age – not claiming spouse allowance)	£9,190

Maternity grant	• £700.00
Dependent Resident in Gibraltar	• £400.00
Dependent non-resident in Gibraltar	• £250.00
Apprenticeship awarded	• £380.00
Electric vehicle charging installation	• Subject to approval – up to £2,000.00 of the cost of installing a mechanism for the charging of a vehicle in the taxpayers home or in a parking space or garage owned by them

Our tax specialists will be able to provide you with advice and assist you throughout the application process in respect to any application for tax residency.
 Contact us at **info@tsnlaw.com** or on **+350 20073423** for more information.

Social Security Relief

(Available to those who pay full Social Security Contributions)

PAYE	• £335.00
Self Employed	• £442.00

Residency Permits

Under the provisions of the Civilians Registration Act 1950, residents in Gibraltar must hold either a civilian registration or ID card.

Applications for both a civilian registration or ID card are made through the Civil Status and Registration Office. Forms and guidance can be found at

<https://www.gibraltar.gov.gi/civil-status-registration-office/id-cards-civilian-registration-cards>

More information can also be obtained from the CSRO office at **+ 35020059828** or via email at **immigration.csro@gibraltar.gov.gi**.

Currently fees in respect of new applications are £36.00
 TSN can help guide throughout the process. Contact us at **info@tsnlaw.com** or on **+350 20079423** for more information.

Meet the TSN team



Charles Lavarello

Charles is widely regarded as Gibraltar's leading property lawyer, acting for developers, banks and other clients in real estate transactions. He has advised Government in relation to many Government-backed property schemes and represented developers in some of Gibraltar's largest development projects. He has been instructed by lending institutions in relation to large financing projects and is knowledgeable on general commercial matters.

Charles has sat on various boards, charities and statutory bodies. He was a member of the board of the Gibraltar Health Authority from 1996 to 2022 and has also previously sat as a member of the Port Authority and acted as Chairman of the Rent Tribunal.

Currently he is a Trustee of the John Mackintosh Trust and the Loreto Convent School Trust. He is also a member of the Committee of the local charity, Research into Childhood Cancer.



Matthew Oldham

Matthew specialises in commercial and corporate matters including commercial property with a particular focus on financing and securitisation, cross-border restructurings, mergers and acquisitions and commercial leasing.

His client base is made up of blue chip and other quoted international companies for whom he acts as Gibraltar counsel and for whom he also regularly sits on the boards of their local subsidiaries.

Matthew also has experience in insurance, gaming, the IT sector and Financial Services, including advising on all aspects of DLT and ICOs.



Nicholas Bell-Young

Nicholas is a Director in our Real Estate and Property department. He regularly advises banks on lending facilities for both residential and commercial transactions and represents clients in the sale and purchase of property in Gibraltar.

He has been heavily involved in several off plan residential developments, including EuroCity, West One, Ocean Spa Plaza and Imperial Ocean Plaza. Nicholas also has significant experience in drafting and negotiating commercial leases and frequently advises landlords and management companies on property law issues.



Colleene Wink

Colleene deals with all aspects of residential and commercial conveyancing and has advised property developers, landlord, Government bodies, lending institutions, gaming companies and other corporate bodies as well as individual vendors and purchasers.

Colleene started her career in 2001, achieving partnership at one of Gibraltar's largest law firms in 2009. Following the birth of her second son in 2014, Colleene relinquished her partnership in order to balance her work and family life during her sons' formative years later joining TSN's property department in 2018.



James Lavarello

James joined the firm in September 2022 and was admitted, enrolled and approved as a solicitor of the Supreme Court of Gibraltar in November 2023.

James is now focusing on property law and has a keen interest in construction law having already been involved in a number of construction projects in Gibraltar.





Contact Us

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