

# Retrospective on real estate in Portugal

**Executive summary:** Evolution of investor-impacting measures approved by the More Housing Program, Urban Development Simplex and Build Portugal

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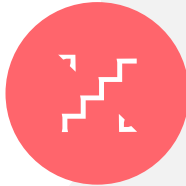
# Editorial

In recent years, the real estate sector in Portugal has undergone a profound legislative and regulatory transformation, driven by government programs such as the More Housing Program, Urban Development Simplex and, more recently, Build Portugal.

This context of legislative change requires a careful, up-to-date analysis from market operators to ensure compliance with obligations and to identify opportunities.

This executive summary provides a comprehensive overview of the main changes affecting investors, developers and other players in the sector. It highlights key developments in the areas of real estate purchases and sales, rentals, and short-term letting, and summarizes the current status of the Urban Development Simplex.

# 1



## Purchase and sale

This chapter addresses the main changes affecting real estate transactions, specifically purchase and sale transactions (asset deals) and purchases for resale.

First, we will analyze the significant changes introduced by the **Urban Development Simplex**, which **revoked the requirement to present construction or use licenses** when transferring building ownership.

Subsequently, we will summarize the changes to the **municipal property transfer tax (“IMT”)**

**exemption regime for purchases intended for resale**, as introduced by the **More Housing Law** and clarified in several doctrinal sheets published by the tax authorities.

# Purchase and sale

## Transferring ownership of urban buildings: Requirement to present licenses and technical housing datasheets revoked

The Urban Development Simplex, approved by [Decree-Law 10/2024](#) of January 8, revoked [Decree-Law 281/99](#) of July 26, which required the presentation of a construction or use license when transferring ownership of urban buildings.

In its place, a new **duty of information** was introduced under which the individuals listed below, when carrying out legal transactions involving the transfer of ownership of urban buildings, must disclose that the property may lack the required urban development licenses for construction or use:

- Registrar
- Assistant or clerk
- Notary
- Lawyer
- Legal executive

### In force

- Is this revocation of the requirement to present licenses still in force? **Yes, with retroactive effect from January 1, 2024.**
- Although the Urban Development Simplex was expanded and refined under the XXIV Government's program [Build Portugal: New Strategy for Housing](#) (see Measure 18), the government did not approve this provision.
- Therefore, without affecting the duty of information, **real estate properties can be transferred even if they lack the urban planning licenses** required for construction or use.

For more information, see the [Urban Development Simplex Guide](#)

# Purchase for resale

## Limitation of the IMT exemption on purchases for resale - Reduced resale period

[Law 56/2023 of October 6](#) (More Housing Law) introduced amendments to the IMT exemption regime for the purchase of real estate for resale, as established in article 7 of the IMT Code.

One significant change was the **reduction of the deadline for reselling real estate from three years to one year**, without the right to the exemption expiring.

Following these amendments, anyone who has benefited from the exemption must now pay the tax due from the purchase date, plus compensatory interest, if:

- i. the building purchased for resale is put to a different use, which now includes completing the building or carrying out improvement works, or any other changes that may impact its taxable value;
- ii. the building is not resold within one year; or
- iii. the building is sold again for resale purposes.

When the building is resold, other than for resale, within one year and the tax has been paid, the tax may be annulled by the head of the tax office. To this end, the interested party must submit a request accompanied by documentation supporting the transaction.

## In force

- The More Housing Law did not restrict the reduction of the IMT exemption period to residential real estate, meaning it also applies to the purchase of any property for resale.
- Based on doctrinal sheets that the tax authorities released on February 15, 2024 (i.e., 25651, 25694 and 25744), we can conclude that the tax authorities' understanding is that the new wording of article 7.4 of the IMT Code—stipulating the shorter resale period—**only applies to purchases of real estate for resale made from August 2023**, the date the More Housing Law entered into force.
- Therefore, **for purchases of real estate for resale made before October 7, 2023, the three-year period for resale still applies**, and the tax benefit will not be lost, provided all other applicable legal requirements are met.

For more information, see [Practical Guide | More Housing Program](#) and the [More Housing: Tax authorities' clarification on purchase for resale](#) post



## 2



## Rentals

This section summarizes the key legislative and regulatory changes introduced by the More Housing Law and related supplementary legislation significantly affecting the rental market.

We begin with pre-1990 residential rental agreements that, under specific conditions, did not transition to the New Urban Rentals Regime (“**NRAU**”). The More Housing Law **definitively confirms this non-transition**, establishing a compensation mechanism for landlords that was subsequently regulated by Decree-Law 132/2023 of December 27.

Another notable change under the More Housing Law is the **limitation on initial rents for new residential rental agreements**. A 2% rental increase ceiling now applies to real estate with rental agreements in force within the five years before the More Housing Law entered into force on October 7, 2023.

The More Housing Law also established the **forced rental** of real estate which has been vacant for more than two years. However, this measure was revoked by Decree-Law 43/2024 of July 2.

We also highlight the **Tenant and Landlord Desk (“BAS”)**, which was created to centralize the processing of special eviction procedures and rental injunctions.

# Rentals

## Pre-1990 residential rental contracts: Non-transition to NRAU

Landlords can no longer trigger the transition to the NRAU for pre-1990 rental contracts covered by articles 35 or 36 of the NRAU.

Specifically, article 35 applies if the tenant's corrected annual gross income is below five times the national minimum salary. Article 36 applies if the tenant is 65 or older or has a disability exceeding 60%.

Consequently, these rents are now effectively frozen.

For more information, see our Post [Practical Guide / More Housing Program](#) and the [More Housing: Status report](#)

## In force

➤ In force? Yes. **The definitive non-transition to the NRAU has been effective since October 7, 2023**, the date the More Housing Law entered into force.

➤ **Compensation mechanism for landlords:**

[Decree-Law 132/2023 of December 27](#) has since established compensation measures for landlords and defined rent limits for pre-1990 residential rental contracts excluded from the transition to the NRAU:

- The compensation granted to landlords is the monthly rent due on December 28, 2023, and an amount equivalent to 1/15 of the taxable value of the rental property, divided over 12 months.
- This compensation is exempt from personal income tax and social security contributions.
- It is provided for a 12-month period and may be renewed for equal, successive terms.
- Landlords must apply for compensation through the Institute for Housing and Urban Rehabilitation ("IHRU"), using the form available on the Housing Portal since August 1, 2024.

➤ In April 2025, the Ombudsperson requested the Secretary of State for Housing to address **shortcomings in applying this compensation mechanism**, including access challenges and payment delays. The Ombudsperson also recommended the introduction of a rule mandating interest payments if the state fails to meet its legally established deadlines.



# Rentals

## Limitation on the initial rent - New residential rental contracts

For real estate with **rental contracts in the five years before October 7, 2023** (the date the More Housing Law entered into force), the initial rent for new contracts is limited and cannot exceed 2% of the previous rent.

### In force

- In force? Yes. **Regime takes effect from October 7, 2023, and is in force until December 12, 2029.**

For more information on the application of this limitation on the initial rent and specific cases of increases of more than 2%, see point [2.1 of the Practical Guide / More Housing Program](#).

## Forced rental

One of the measures established in the More Housing Law is the forced rental of self-contained units for residential use or parts of a building that can be used independently for residential use that have been vacant for more than two years and are not located in inland areas or in the autonomous regions (see point [2.3 of the Practical Guide / More Housing Program](#)).

### Revoked measure

- Effective from August 3, 2024, [Decree-Law 43/2024](#) of July 2, approved in the context of the [Build Portugal](#) program, expressly revoked article 108-C on the forced rental of vacant housing that had been introduced into the Legal Regime for Urbanization and Building (“RJUE”) by the More Housing Law.

See our post [More Housing: Status report](#)

## Tenant and Landlord Desk

The BAS was created to concentrate the special eviction procedure and rental injunction procedure into a one-stop shop for the entire country.

### In force

- Following the More Housing Law, [Ordinance 49/2024 of February 15](#) was published to regulate the BAS.
- Under certain conditions, the state can pay the landlord the rents for residential contracts that fall due after the objection period has expired.

# Rentals

## Pending measures established in the Build Portugal Program:

We highlight the following pending measures in the XXIV Government's program [Build Portugal: New strategy for housing](#):

- Opening lines of credit to promote **build to rent** (Measure 7).
- **Adjustments to the urban rental regime:** Measure 15 of the Build Portugal Program establishes the appointment of a working group to correct the distortions introduced into the urban rental regime in the past eight years.
- Creation of the **investment contract for build to rent and available to let** (Measure 16).

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## Affordable rentals

The More Housing Law implemented measures to promote affordable rentals in Portugal, as further detailed in Ordinances 69-A/2024 and 69-B/2024 of February 23.

This section highlights the key types of support introduced, including (i) the transfer of public land and buildings under a surface right regime; (ii) the adaptation of the controlled-cost housing (“**CCH**”) regime to align with the measures established in the More Housing Law; and (iii) certification by the IHRU, required to apply the reduced VAT rate for constructing or rehabilitating housing designated for CCH or affordable rentals.

# Affordable rentals

The More Housing Law introduced measures to promote affordable rentals in Portugal and was regulated in detail by Ordinances [69-A/2024](#) and [69-B/2024](#) of February 23, 2024.

- **Transfer of public land and buildings**

One of the main types of support for affordable rentals is the transfer of public land and buildings under a surface rights regime. As established in Decree 69-A/2024 of February 23, this transfer tends to be free of charge and for a maximum period of 90 years, renewable through mutual agreement between the parties. The beneficiaries are responsible for the repair, maintenance and upkeep of the properties throughout the transfer period. Ultimately, the property and any improvements return to the state.

- **Controlled-cost housing**

Ordinance 69-B/2024 adapted the CCH regime to the measures of the More Housing Program. This includes housing built or rehabilitated with state-guaranteed financing, with maximum limits on gross floor area and promotion costs. This housing is subject to maximum rent prices established by the Rental Support Program.

- **IHRU certification**

IHRU certification is required to apply the reduced VAT rate to the construction or rehabilitation of housing for CCH or affordable rentals. This certification is established in Ordinance 69-B/2024, which regulates the requirements for obtaining the certification, including the obligation to use the real estate for rental purposes under the Rental Support Program. The certification may expire if the real estate is not rented in accordance with the Rental Support Program or is used for other purposes.

- **Technical recommendations**

Ordinance 69-B/2024 also establishes technical recommendations for CCH, ensuring construction quality and sustainability.

For more information, see [Practical Guide | More Housing Program](#) and our Legal Flash [Regulating affordable rentals and controlled-cost housing](#)

For more information on the special regime for reclassifying land for affordable rental purposes, [see point 6](#).

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## Short-term letting

This section focuses on the main legislative changes introduced by the More Housing Program, subsequently amended under the Build Portugal Program through Decree-Law 76/2024, which significantly impact the operation of short-term letting establishments in Portugal.

We also provide a concise overview of the current situation in the Lisbon and Porto municipalities.

# Short-term letting

With its entry into force on November 1, 2024, [Decree-Law 76/2024 of October 23](#) introduced significant amendments to the **legal regime on the operation of short-term letting establishments**. This decree revokes and amends several measures previously established in the **More Housing Law** (see point 3 of the

[Practical Guide / More Housing Program](#)). Key changes include lifting the suspension of new registrations, altering the validity and transferability of registrations, and granting new powers to municipalities.

## Summary table of amendments to the short-term letting regime

	More Housing Program (Law 56/2023)	Decree-Law 76/2024
> <b>Suspension of new registrations</b>	> General suspension of new registrations of apartments and accommodation establishments in a self-contained part of a building.	> Lifting the suspension, with the possibility of suspension by municipalities in containment or sustainable growth areas.
> <b>Reappraisal of registrations</b>	> Reappraisal of registrations in 2030.	> Revoking the reappraisal of registrations.
> <b>Validity of registrations</b>	> Five-year validity period, renewable for equal periods.	> Registrations with no expiration date.
> <b>Transferability of registrations</b>	> Personal and non-transferable registration.	> Transferable registration, which does not expire when any part of the share capital is transferred. However, municipalities can establish limits for the transferability of new registration numbers in the “house” and “apartment” categories in containment areas.



# Short-term letting

## Summary table of amendments to the short-term letting regime

### More Housing Program (Law 56/2023)

### Decree-Law 76/2024

#### > Condominiums

> Whenever the short-term letting establishment is registered in a self-contained unit of a condominium building that the deed of creation allocates to housing, the registration must be preceded by a condominium meeting decision to the effect that the unit can be used for other purposes.

> Opposition to the short-term letting activity approved by two-thirds of the permillage.

> The installation and operation of short-term letting establishments in a self-contained unit does not constitute a use other than that for which it was intended, unless prohibited by the condominium master deed, or a subsequent resolution of the condominium owners' meeting.

> Opposition to the activity approved by **more than half** of the permillage.

> Creation or amendment of the condominium regulations to prohibit the activity: must be approved by two-thirds of the permillage. The effects of the prohibition resolution are prospective and only apply to short-term letting registration applications submitted after the decision.

#### > Extraordinary contribution (CEAL)

> An extraordinary annual tax has been created on apartments and accommodation establishments in a self-contained, short-term letting unit.

> CEAL revoked with retroactive effect by [Decree-Law 57/2024 of September 10](#) (meaning it was never actually owed).

> Registrations with no expiration date.

For more information, see the following publications: point 3 of the [Practical Guide / More Housing Program](#)  
Post [Revocation of the extraordinary contribution on short-term letting](#) ; [Amendments to the short-term letting regime](#)

# Short-term letting

## New powers granted to municipalities (Decree-Law 76/2024)

Municipalities now have the power to:

- approve specific administrative regulations for short-term letting activity in their territory, and municipalities with over 1,000 registered short-term letting establishments must decide by November 1, 2025, whether to exercise their regulatory power; and
- establish containment areas and sustainable growth areas.



**Containment areas:** Areas with an overload of short-term letting establishments



**Sustainable growth areas:** Areas where monitoring and follow-up measures are justified to prevent overload

- **Prohibition of new registrations:** In containment areas and sustainable growth areas, municipalities may issue regulations to prohibit new registrations of short-term letting establishments in urban buildings or units that have been the subject of a residential rental agreement in the two years before registration.
- **Conditions/limitations on new registrations:** Municipalities will also be able to establish the conditions and limits for new registrations in that regulation. In other words, even if they choose not to prohibit new registrations, they can impose conditions and limits on their duration and establish allocation rules.
- Until the administrative regulation comes into force, the municipal assembly can suspend new registrations in delimited areas for a maximum period of one year.

# Short-term letting

## OVERVIEW OF THE SITUATION IN LISBON

### SUSPENSION OF NEW REGISTRATIONS

On November 5, 2024, the Lisbon Municipal Council approved the **immediate suspension of new registrations** for short-term letting establishments for a six-month period, in line with Proposal 684/CM/2024.

The suspension was renewed in April 2025, following the public consultation to amend the Municipal Regulation on Short-term Letting.

#### > Summary of current situation:

- > Suspension of new registrations.
- > Lisbon Municipal Council is expected to announce the outcome of the public consultation for amending the Municipal Regulation on Short-term Letting, any adjustments arising from this consultation, and the final vote on the regulation by the municipal assembly.

### MUNICIPAL REGULATION ON SHORT-TERM LETTING

- > A public consultation was recently launched (until April 15, 2025) to amend the Municipal Regulation on Short-term Letting.

#### Main changes proposed in the regulation:

##### Delimitation of containment areas:

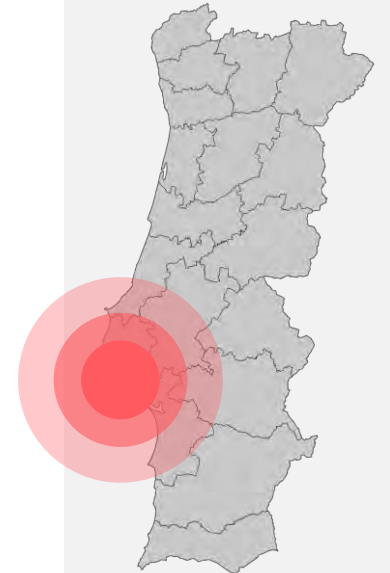
- > Absolute containment areas: Parishes or neighborhoods with a ratio of short-term letting establishments to permanent dwellings of at least 5%.
- > Relative containment areas: Parishes or neighborhoods with a ratio between 2.5% and 5%.

##### Rules for new registrations:

- > Prohibition of new registrations: In absolute containment areas, new registrations of short-term letting establishments are not permitted.
- > Exceptional authorizations: In relative containment areas, new registrations can be authorized in specific cases, such as the rehabilitation of ruined buildings or room-type accommodation in a dwelling of two or more bedrooms that is the owner's habitual residence.

##### Additional limitations:

- > Transferability of the registration license: Limited in containment areas.
- > Supplementary uses: Supplementary uses such as retail and services, including food and drink, are not permitted in short-term letting establishments.



# Short-term letting

## OVERVIEW OF THE SITUATION IN PORTO

### MUNICIPAL REGULATION FOR THE SUSTAINABLE GROWTH OF SHORT-TERM LETTING IN PORTO

Published in the Official Gazette of the Republic of Portugal on December 19, 2024, [Regulation 1462/2024](#) of the Municipality of Porto approves the revocation of the resolution revoking the Municipal Regulation for the Sustainable Growth of Short-term Letting in Porto approved on April 27, 2023, thereby making the regulation applicable again.

The regulation establishes the following areas:

#### > Containment areas:

These are defined as parishes with a pressure ratio of at least 15%.

No new short-term letting registrations may be authorized in these areas, with certain exceptions.

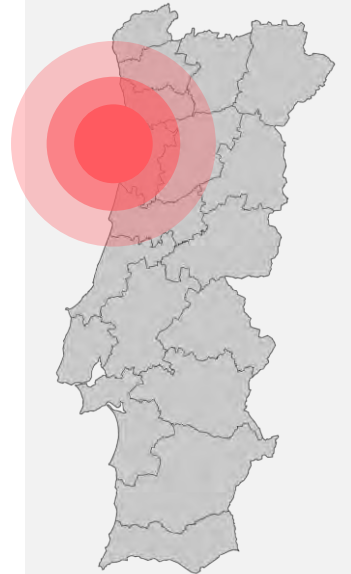
The parishes of Santo Ildefonso, Sé, Miragaia, São Nicolau, and Vitória are classified as containment areas.

#### > Sustainable growth areas:

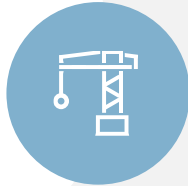
These are parishes with a pressure ratio of less than 15%.

In these areas, new short-term letting registrations are monitored to ensure that they do not exceed the established *numerus clausus*.

The parishes of Aldoar, Bonfim, Campanhã, Cedofeita, Foz do Douro, Lordelo do Ouro, Massarelos, Nevogilde, Paranhos, and Ramade are classified as sustainable growth areas.



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## Urban Development Simplex

The legislative package known as the Urban Development Simplex, approved by Decree-Law 10/2024 of January 8, is presented as a reform of the legal regime on urban development licensing, while maintaining the systematic structure that has been in force since the RJUE was approved in 1999.

The approved amendments aim to streamline and expedite procedures. In some cases, this is achieved by eliminating or relaxing outdated legal requirements and project assessment parameters. In others, it is done by removing the legal opportunity for intervention by licensing bodies, particularly municipal councils, such as expanding the scope of urban development

operations now subject to prior notification or exempt from prior checks entirely.

Notably, one paradigm shift is worth highlighting: urban development checks, previously carried out by municipalities during the pre-execution phase (prior checks), have been shifted to the execution or completion phases (simultaneous or successive checks).

This section summarizes the Urban Development Simplex measures and the subsequent regulations that have been approved.

# Urban Development Simplex

Decree-Law 10/2024 amended 10 legislative instruments and revoked 3 decree-laws. In the [Urban Development Simplex Guide](#), we summarize the main amendments to the following laws:

## 1 REVOCATION OF DECREE-LAW 281/99 OF JULY 26

Revocation of the legislation establishing the requirement to present a construction or use license when transferring ownership of urban buildings.

Impact on transactions

## 2 RJUE

- **PIP:** Extending the validity and broadening the effects of favorable prior information issued following a prior information request (PIP).
- **Prior checking:** New exemptions and prior notification cases. Licensing cases are more limited, and the interested party can no longer opt for licensing in the case of operations subject to prior notification.
- **Appraisal and resolutions:** Limitation of municipal councils' powers. New deadlines and rules for calculating deadlines for licensing decisions under penalty of tacit approval.
- **Replacement of the building permit** with a receipt for payment of fees.
- **Elimination of the use permit:** New rules for controlling the use of buildings and units.
- **Electronic platform for urban development procedures:** Impact postponed until 2026.

## 3 RGEU

### GENERAL REGULATION ON URBAN BUILDINGS (“RGEU”)

Adaptation of building construction and intervention standards to the current requirements for safety, hygiene, comfort, energy efficiency, and accessibility.

**Revocation of the RGEU effective from June 1, 2026**, with the Construction Code expected to enter into force by that date.

## 4 CIVIL CODE

### Changing self-contained units to residential use:

The authorization of the other condominium owners is no longer required.

## 5 RJGT

### LEGAL REGIME ON TERRITORIAL MANAGEMENT INSTRUMENTS

- **Soil reclassification:**  
Simplification of the procedures for reclassifying land as urban land for industrial, storage, or logistics uses and, when public property adjacent to urban land is involved, for CCH.
- **New simplified procedure for converting real estate** to residential use and for the **construction of new residential buildings** in urban areas classified in the applicable zoning plan as areas for facilities, commerce and services.
- **Accelerated approval of urbanization plans and detailed plans:**  
Elimination of the consultation phase and the monitoring by the Regional Coordination and Development Commission (“CCDR”).



# Urban Development Simplex

## In force

- Although the Urban Development Simplex was expanded and refined in the XXIV Government's [Build Portugal: New Strategy for Housing](#) program (see Measure 18), this review was not approved by the government. The Build Portugal Program also envisaged the approval of the Construction Code, which is still pending.

## Urban Development Simplex Regulations

### [Ordinance 71-A/2024 of February 27](#)

- The list of documents that must accompany applications submitted under the RJUE has been approved.
- Specific documents are listed for applications related to prior checks of works for installing renewable energy power plants, particularly photovoltaic and wind power, as well as energy storage facilities.
- The templates for various declarations of responsibility have been approved.

### [Ordinance 71-B/2024 of February 27](#)

- Approval of the compulsory use templates for licenses, responses to prior notifications, acts to be carried out by technicians, and notices for publicizing urban development works have been approved.

### [Ordinance 71-C/2024 of February 27](#)

- Adjustments have been made to the rules applicable to the construction log.

### [Ordinance 75/2024 of February 29](#)

- Supplementary sizing parameters for subdivision projects have been defined and must now also establish areas for the construction of public housing, CCH, or affordable rentals.

For more information, see the following publications: [Urban Development Simplex Guide](#) ; Legal Update [Regulations on the Urban Development Simplex](#)

# 6



## Special land reclassification regime

This section focuses on the special land reclassification regime, introduced by Decree-Law 117/2024 and subsequently adjusted by Law 53-A/2025 following a parliamentary appraisal. The regime establishes specific requirements and procedures for reclassifying land as urban land for housing purposes.

# Special regime for reclassifying land as urban land

## DECREE-LAW 117/2024

[Decree-Law 117/2024](#) of December 30, published in line with the XXIV Government's [Build Portugal](#) program, amended the Legal Regime on Territorial Management Instruments ("RJIGT"), establishing a special regime for reclassifying land as urban land for **housing and related purposes**, based on the following requirements:

- **Consolidation and consistency:** The consolidation and consistency of the urbanization to be developed with the existing urban area must be guaranteed.
- **Public housing or moderate-value housing:** At least 70% of the total above-ground construction area must be allocated to **public housing or moderate-value housing**. Moderate-valued housing is defined as housing where the price per square meter of private gross floor area does not exceed the national median price per square meter for housing or, if higher, 125% of the median price per square meter for housing in the municipality where the property is located, capped at a maximum of 225% of the national median price.
- **Execution unit:** An execution unit must be delimited and developed.

## LAW 53-A/2025

[Law 53-A/2025](#) of April 9 amended Decree-Law 117/2024, following a parliamentary appraisal. This law introduced several significant changes to this regime:

- The reclassification of land as urban land is now subject to new conditions, including the **need for contiguity with existing urban land**.
- The only possibility retained is that of **reclassification for housing purposes and complementary uses**, and housing-related purposes are no longer possible. The law now defines "complementary uses."
- Reclassification for housing purposes must now **allocate at least 70% of the total above-ground construction area for public housing, affordable rentals or CCH (and the concept of moderate-value housing has been revoked)**.
- There is no change regarding delimitation and development by execution unit.

# Special land reclassification regime

## DECREE-LAW 117/2024

- **Compatibility with local strategies:** Be compatible with the local housing strategy, municipal housing charter, or housing stock exchange.
- **Infrastructure and equipment:** General and local infrastructure exists or is guaranteed, as are the necessary collective use facilities and adequate green spaces to cover the needs arising from the new uses.
- **Risk of expiry:** A five-year period has been stipulated for the urbanization works, failing which the reclassification will expire.
- The decree-law establishes the preemption right for municipalities after the first transfer of buildings or units built on land reclassified as urban.

## LAW 53-A/2025

- The requirement for compatibility with local strategies (if any) has only been clarified.
- The reclassification is contingent upon demonstrating:
  - the impact of the proposed urban load on the existing infrastructure system, alongside a forecast of the costs required for its expansion, as well as for building and maintaining new infrastructure; and
  - the proposal's economic and financial viability, which includes identifying those responsible for financing and providing evidence of contracted financing sources and public investment commitments.
- The period for completing urbanization works has been reduced from five to four years. In exceptional and justified cases, a maximum extension of one year may be granted.
- The **requirement to obtain an opinion from the competent CCDR** has been introduced for private properties. However, the CCDR's opinion is non-binding.
- New national ecological reserve (REN) areas have been introduced where land cannot be reclassified as urban land for housing purposes.

# Conclusion

Purchase and sale	Revocation of the requirement to present licenses	The Urban Development Simplex revoked the requirement to present construction or use licenses when transferring ownership of urban buildings.	In force since January 1, 2024
Purchase for resale	Limitation of IMT exemption	Reduction of the period for resale from three years to one year, affecting all purchases of real estate for resale from October 7, 2023.	In force since October 7, 2023
Rentals	Pre-1990 contracts	The non-transition to the NRAU has become definitive, with a compensation mechanism for landlords.	In force since October 7, 2023
Rentals	Initial income limitation	Initial rent for new residential rental contracts limited to a 2% rental increase from the previous rent.	In force until December 12, 2029
Rentals	Forced rentals	The forced rental of properties that have been vacant for more than two years has been revoked.	Revoked on March 7, 2024
Affordable rentals	Transfer of public land and buildings	Free transfer of public land and buildings under a surface rights regime for up to 90 years.	In force
Affordable rentals	Controlled-cost housing	Adaptation of the CCH regime to the More Housing measures, certified by the IHRU.	In force

## Conclusion

Short-term letting	Suspension of new registrations	The general suspension of new short-term letting registrations initially established in the More Housing Law has been lifted; however, certain municipalities can still suspend them.	In force from November 1, 2024
Short-term letting	Validity and transferability of records	The regime established in the More Housing Law has been amended: Short-term letting registrations are now transferable without an expiration date, subject to limitations in certain cases as determined by municipalities.	In force from November 1, 2024
Urban Development Simplex	Streamlining of procedures	Urban development licensing procedures have been streamlined and expedited, with checks now shifted to the execution phase.	In force
Soil reclassification	Special reclassification scheme for housing	Reclassification of land as urban land for housing purposes, with at least 70% of the area allocated to public or affordable housing.	In force. Regime has been adjusted by Law 53-A/2025 of April 9, following parliamentary consideration



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[Here](#) we detail the main parameters by which we measure our ESG performance. See also our latest [Corporate Report](#).



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