

Real estate owner (from 01.07.2016)

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What documents have to be submitted when you wish to apply for a residence permit in the Republic of Latvia as a person that in Riga or Jurmala, or in Adazi, Babite, Baldone, Carnikava, Garkalne, Ikšķile, Kekava, Marupe, Olaine, Ropazi, Salaspils or Stopini municipalities has purchased and that owns one functionally related real estate (with exception of the cases when the immovable property represents a vacant land) with buildings in the and the total value of the real estate is at least EUR 250 000 or outside the said administrative territories – no more than two immovable properties (with exception of the cases when the immovable property represents a vacant land) and each of them represents one functionally connected immovable property, total value whereof is at least EUR 250 000 if the following conditions exist concurrently:

You have no real estate tax debts,

The payment of the total real estate value has been made by non-cash settlement,

The real estate has been purchased from a legal entity registered in the Republic of Latvia or a Member State of the European Union, any country of the European Economic Area or the Swiss Confederation and which is a taxpayer in the Republic of Latvia within the meaning of the tax laws of the Republic of Latvia; or the real estate has been purchased from a natural entity who is a citizen of the Republic of Latvia, a non-citizen of the Republic of Latvia, a citizen of the European Union or a foreigner who is staying in the Republic of Latvia on the basis of a valid residence permit,

The total cadastral value of the real estate is at least EUR 80 000 at the moment of purchase. If a foreigner has acquired two immovable properties outside Riga or Jurmala, or in Adazi, Babite, Baldone, Carnikava, Garkalne, Ikšķile, Kekava, Marupe, Olaine, Ropazi, Salaspils or Stopini municipalities, cadastral value of each immovable property at the time of acquisition thereof shall be at least EUR 40 000. If the cadastral value is below the amounts referred to in this sub-clause, the total value of the real estate in accordance with the real estate market value determined by a certified real estate appraisal shall not be below EUR 250 000 or, if a foreigner has acquired two immovable properties – market value of each immovable property may not be less than EUR 125 000;

Upon applying for a first temporary residence permit, the person must pay 5% of the real estate purchase value into the state budget;

The real estate must not comprise agricultural land or wooded land,

The person must present a valid travel document recognised in the Republic of Latvia and submit the following documents:

[application form for residence permit of certain form;](#)

photo;

a document certifying the necessary subsistence (the required subsistence is 1500 euros per month. If family members come with you, the required subsistence is 500 euros per month for an adult and 150 euros per month for a minor.)

Document confirming the payment for the real estate by non-cash settlement;

Documents confirming that the foreigner has no real estate tax debts if he or she owns the real estate for more than one year;

An opinion of a certified real estate appraiser regarding the conformity of the real estate market value to the value referred to in the Paragraph 29 of the Article 23 (1) of the Immigration Law if the cadastral value of the real estate fails to comply with the value referred to in the Paragraph 29 (d) of the Article 23 (1) of the Immigration Law;

Document confirming the payment of state fee.

If you are accompanied by your spouse and a minor child or a child in your custody, they must submit additional documents confirming kinship, as well as a consent to stay in the Republic of Latvia issued by the parent that does not accompany the child during the travel. The abovementioned consent must have a notary's certification or it must be signed in the presence of an official of the Office or representation.

Upon the receipt of the first temporary residence permit, the applicant must pay 5 % of the real estate purchase value into the state budget (the bank details are to be given in the decision on granting the temporary residence permit).

<https://www.pmlp.gov.lv/en/real-estate-owner-01072016>