



The Puzzle that is Spanish Planning

Solutions with Spanish planning Permission

A BSMART DIAGNOSTICS COMPANY.

www.spanishplanningpermission.com

Why Us?

Spanish Planning Permission

- Specialists in planning solutions in plain English.
 - Rustic issues.
 - Urban issues
 - Property used for tourism purposes?
 - Licencia de primera ocupación
 - Cedula de habitabilidad



Planning Solutions in Plain English

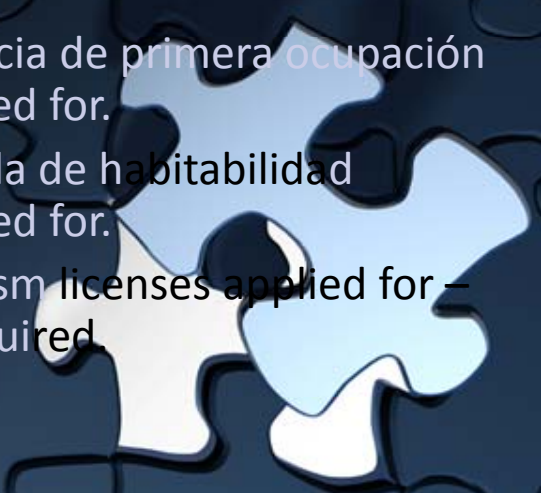
Spanish Planning Permission

URBAN ISSUES

- Spanish Planning Permission can apply on your behalf for permissions for minor or major works.
- Full planning applications submitted
 - Licencia de primera ocupación applied for
 - Cedula de habitabilidad applied for
 - Tourism licenses applied for – if required

RUSTIC ISSUES

- Spanish planning permission can apply on your behalf for change of use of rustic property for possible occupation.
- We can apply for major or minor works.
- Full planning applications submitted
 - Licencia de primera ocupación applied for.
 - Cedula de habitabilidad applied for.
 - Tourism licenses applied for – if required



New Builds

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- For a major project that involves building a completely new property on urbanised land a full project will be required by the local Ayuntamiento. This will require the intervention of a fully registered architect, who will collate all the required information and provide drawings and costings in the required format.
- The architect should oversee the whole of the construction works to the granting of the *Licencia de Primera Ocupación and Cédula de habitabilidad* licences granted by the local authorities that confirms the property can be assigned to its legal use (a dwelling) and that it is constructed to a certain standard fulfilling basic health and safety obligations, constructed on land that allows legally for such construction and that the developer has fulfilled his commitments to the urbanisation of the surrounding land.
- Without the *Licencia de Primera Ocupación and Cédula de habitabilidad* you should NOT occupy the property as it is not a legal property and you may find that the local authorities will impose certain sanctions on you – fines, legal action, imprisonment, the impounding of your property and the possible demolition of the property – all at your cost!



Rustic property?

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Rustic or country property

- Do you have the required permission to renovate or construct
- Have you constructed without permission

Building licenses

- Do you have the stamped building license
- Have you finished the build and received the Fin de Obras certificate

Living in the property & services

- Have you received the Licencia de Primera Ocupación
- Have you received the Cedula de habitabilidad

ANSWER NO TO ANY OF THE ABOVE?

- You need to Contact Us at SPANISH PLANNING PERMISSION as you may have broken the law. The end result of planning infractions in Spain is a criminal process that may lead to imprisonment, property confiscation and serious fines.

If you are considering buying a property in Spain , check out the property , the selling agent, the vendor with the online services of www.spanishpropertycheck.com

Consider Spanish Title Deed Insurance to cover your Spanish purchase for title and other defects for a period of 20 years www.spanishtitledeedinsurance.com



Letting Out Your Spanish Property to Visitors?

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- **Do you have the required permission ?**
- Holiday rentals are considered a business activity – it is not just ‘money on the side’ the authorities are very much aware of web sites that advertise holiday lettings and are taking action to ensure those who do let out their property do so legally and correctly.
 - You need to consult your local Ayuntamiento – town hall, you will be required to meet certain minimum standards.
 - You will need to have been granted the relevant permission and licenses to carry on such an activity.
 - You will need to register your business
- **Consequences of NOT having the required permission.**
- Police / local authority investigation followed by the possibility of
 - Criminal charges
 - Fines
 - Property confiscation and /or demolition



Spanish Planning Permission can assist with all such applications

Our Partners

Spanish Planning Permission



Real estate

Searching for a Mediterranean apartment or villa www.mediterraneanpropertiesdirect.com

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Searching for a Barcelona apartment www.barcelonaapartmentsdirect.com

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Spanish property solutions

Check out the Spanish property you sign any contract

www.spanishpropertycheck.com

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Need a Spanish mortgage

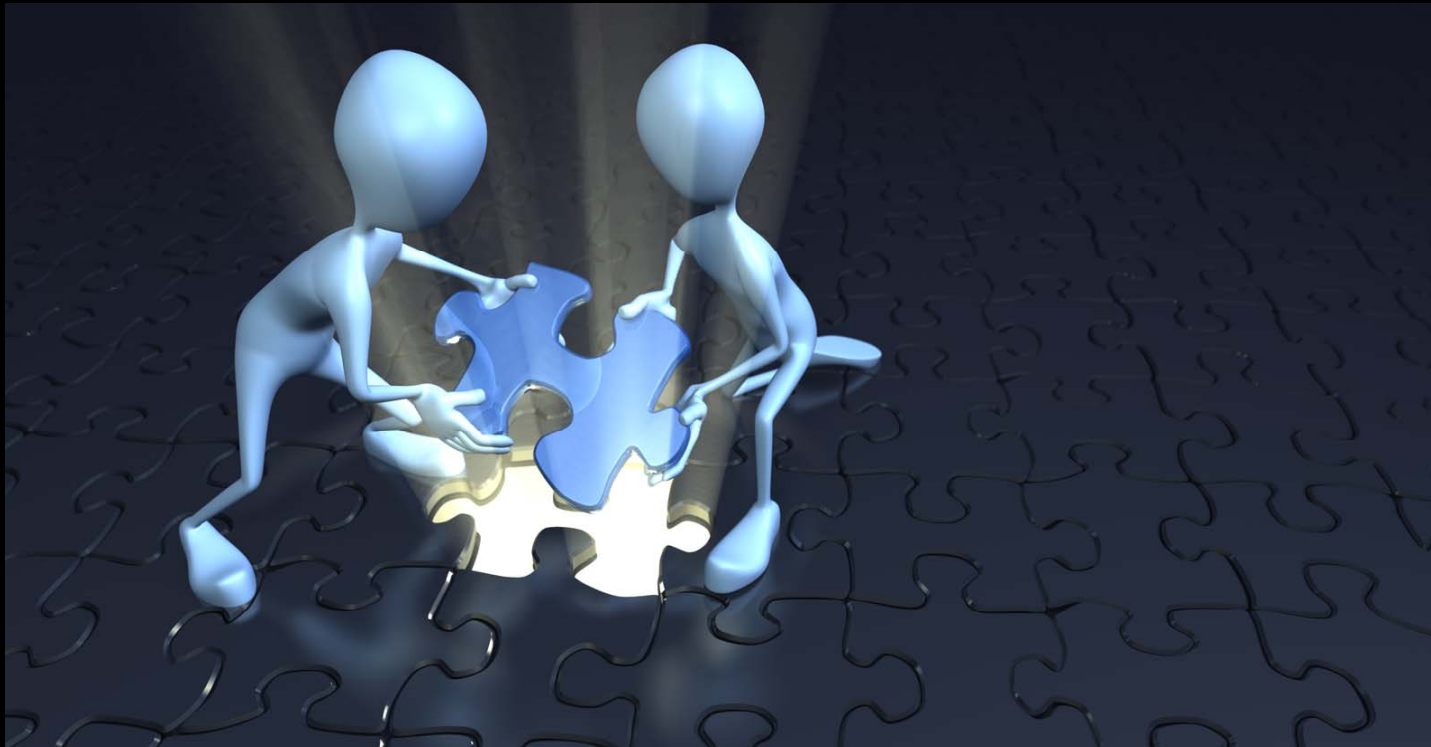
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**FOR SOLUTIONS IN PLAIN ENGLISH CONTACT US WITH
AN OUTLINE OF YOUR QUERY AT:**

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