

# Before you buy land or property in Portugal

By Steve Robinson

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Land in Portugal falls under a variety of designations such as 'Urbano' 'Rustico' & 'Touristico' etc & the designation dictates what can be done on that particular piece of land.

This info piece will cover the most important categories but be aware there are several others, each with their own separate criteria.

Be warned that some unscrupulous sellers and/or agents will blatantly lie to you about land designations & what you can/cannot do on them and the only way to be 110% sure before you buy is to go along to the appropriate Camara (Town Hall) and ask the planning department staff about the exact property or piece of land you're interested in.

Urbano can be used for human habitation and may well already have a house or ruin on it & if it doesn't then you can apply for and probably will get planning permission to build a house on it.

Rustico is rustic land that can be used to grow agricultural crops, keep agricultural animals and (subject to planning permission) you can build things such as animal night shelters & storage buildings for agricultural equipment etc and even then, usually only on a defined percentage of the land size but you cannot usually have any human habitation on it at all..... not even on a temporary basis or (despite common myth) buildings without foundations and/or movable etc.

Touristico land can be used for tourism but you may well be expected to at least build shower & toilet blocks etc if you intend to use it for yurts or similar & if you want to get into the business of any kind of short term holiday lets or similar you might like to check the situation with regards to Alojamento Locale licences & you can do that by consulting your local Camara/town Hall as well.

Whilst it is sometimes possible to change designations it's not usually easy or cheap & in most cases, probably not worth the hassle simply because there is so much land for sale that already has the designation you need.

This video might shed some light on what you can/can't do & should/shouldn't do with regard to permanent & temporary homes on land with the various classifications etc.

<https://www.youtube.com/watch?v=yG6dSiQcFj4&feature=youtu.be>

This link is an example of what can happen if you build or live on land with the wrong designation:

<http://portugalresident.com/expat-families-mobilise-against-bombshell-threat-of-eviction-in-western-algarve>

These 3 links all give details of land/house/licencing laws etc:

[http://www.pgdlisboa.pt/leis/lei\\_mostra\\_articulado.php?](http://www.pgdlisboa.pt/leis/lei_mostra_articulado.php?nid=625&tabela=leis&so_miolo=)

[nid=625&tabela=leis&so\\_miolo=](http://www.pgdlisboa.pt/leis/lei_mostra_articulado.php?nid=625&tabela=leis&so_miolo=)

[https://bdjur.almedina.net/register.php?jump=%2Fitem.php%3Ffield%3Dnode\\_id%26value%3D1146930](https://bdjur.almedina.net/register.php?jump=%2Fitem.php%3Ffield%3Dnode_id%26value%3D1146930)

<https://dre.pt/pesquisa/-/search/618126/details/maximized>

This link will give you an idea of land/property prices by area:

[https://www.jornaldenegocios.pt/empresas/imobiliario/detalhe/mapa-os-precos-das-casas-em-todos-os-concelhos-de-130-euros-em-pampilhosa-a-2753-euros-em-lisboa?](https://www.jornaldenegocios.pt/empresas/imobiliario/detalhe/mapa-os-precos-das-casas-em-todos-os-concelhos-de-130-euros-em-pampilhosa-a-2753-euros-em-lisboa?fbclid=IwAR1gLkisErCqCzxE3CD8OhX6n4yAmcdV91SRQCcXiMzZ4FpEFO_LT7HM_oE)

[fbclid=IwAR1gLkisErCqCzxE3CD8OhX6n4yAmcdV91SRQCcXiMzZ4FpEFO\\_LT7HM\\_oE](https://www.jornaldenegocios.pt/empresas/imobiliario/detalhe/mapa-os-precos-das-casas-em-todos-os-concelhos-de-130-euros-em-pampilhosa-a-2753-euros-em-lisboa?fbclid=IwAR1gLkisErCqCzxE3CD8OhX6n4yAmcdV91SRQCcXiMzZ4FpEFO_LT7HM_oE)

Please note, links tend to go out of date from time to time so if you find any inactive links you might need to ask that nice Mr Google to find you more up to date links.

Bem vindo & welcome to Portugal!