

Real Estate in Belize

W

robel & Co

Attorneys - at - Law

Law, Costs & Procedure

Ryan J. Wrobel
Attorney-at-Law

About Us

International law firm based in Belize City, Belize.

Specialize in: real estate, retirement services, international investments, pet importation, and more!

Established 2009



Background on Belize

- Belize, formerly known as British Honduras, achieved independence from the United Kingdom on 21 September, 1981.
- The legal system of Belize is based on English Common Law and the country is a member of the Commonwealth of Nations.
- Real Property (Land) in Belize is governed by different local Acts (laws), depending on the location and status of the property.



Belize Law Affecting Land

- Law of Property Act
- General Registry Act
- Registered Land Act
- Stamp Duties Act



Purchase & Transfer Procedure

Different procedure based on land system.

INSTRUMENT NO. _____

BELIZE
The Registered Land Act, Chapter 194
of the Laws of Belize, Revised Edition, 2000

TRANSFER OF LAND

REGISTRATION SECTION BLOCK PARCEL

.....

I/WE, _____, of _____ IN
CONSIDERATION OF _____ DOLLARS
currency of the United States of America (the receipt whereof is acknowledged)
HEREBY TRANSFER to _____ of _____ at
the land comprised in the above mentioned title.

Dated this _____ day of _____, 2011

Signed by the Transferor } _____
in the presence of: } Signature Print

Witness

Signed by the Transferee } _____
in the presence of: } Signature Print

Witness

----- To be submitted in duplicate -----
FOR OFFICIAL USE ONLY

REGISTERED

This _____ day of _____, 2011

Registrar of Lands
Belize

- Offer to Purchase
- Title Search
- Contract for Sale
- Preparation of Transfer Documents
- Recording/filing & payment of fees/stamp duties.
- Follow up with Lands Department – Important!

INSTRUMENT NO.

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The Registered Land Act, Chapter 194
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TRANSFER OF LAND

REGISTRATION SECTION

BLOCK

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Signature

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Signature

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Witness

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REGISTERED

This _____ day of _____, 2011

Registrar of Lands
Belize



Legal Services & Fees

Belize Bar Association suggested fee: 2-4% of the purchase price of a property.

Comprehensive title search, preparation/review of Contract for Sale, preparation of transfer documents, recording/filing, payment of fees and follow up with the Lands Department.



STAMP DUTY

- Effectively a “transfer tax” on real property transfers.
- 5% -8% of the purchase price (First BZ\$20,000 of value exempted from stamp duty)
- Governed by the Stamp Duties Act



Conveyancing System

28 9 11

BELIZE

THIS DEED OF CONVEYANCE is made the 27th day of September, 2011 BETWEEN and of 21700 Planewood Dr., Woodland Hills, California 91364, United States of America, Businesspersons (hereinafter referred to as "the Vendors") of the One Part and and Businesspersons of Thailand (hereinafter referred to as "the Purchasers") of the Other Part.

WHEREAS

(1) The Vendors are by virtue of a Deed of Conveyance dated the 12th day of July, 2006 recorded at the Land Titles Registry, Belmopan City in Deeds Book Volume 31 of 2006, Folios 895 to 920 dated the 30th day of August, 2006 seized in fee simple possession free from all encumbrances of the said property herein described in the FIRST SCHEDULE.

(2) The Vendors have agreed with the Purchasers for the sale to them of the property described in the First Schedule hereto at the purchase price of

NOW THIS DEED WITNESSETH as follows:

- (1) That in consideration of the sum of paid by the Purchasers to the Vendors (the receipt of which the Vendors hereby acknowledge) the Vendors hereby convey unto the Purchasers ALL THAT piece or parcel of land

- Typically used for land located in rural areas and lesser developed cays.
- Governed by the General Registry Act.
- Title is evidenced by a Deed of Conveyance.

Torrens System

REGISTRY ACT, Chapter 327 of the Substantive Laws of Belize R.E. 2000-2003, GENERAL REGISTRY F

TRANSFER CERTIFICATE OF TITLE

to all men to whom these present shall come that by transfer effected by

of PLANWAZION LIMITED, formerly known as COMPADORE LIMITED

of PLANWAZION LIMITED, formerly known as COMPADORE LIMITED

become and is (were) the registered proprietor (for proprietors) of

in testimony whereof I have hereunto subscribed my signature and affixed the seal of the Registrar's Office, this 7th day of November, 2006 at the Office of the Land Titles Unit.

CERTIFIED COPY

Deputy Registrar General

A Memorandum of Transfer presented at the Land Titles Office on the 26th day of September 2006 also a Transfer Certificate of Title dated the 20th day of December 2007 of the land described in the Land Titles Register at Folio 300

Deputy Registrar of Land

- Uses the “mirror principle”
- Governed by the Law of Property Act – Procedure stated in the General Registry Act
- Title is evidenced by a First Certificate of Title (FCT) or a Transfer Certificate of Title (TCT)

REGISTRY ACT, Chapter 327 of the Substantive Laws of Belize R.E. 2000-2003, GENERAL REGISTRY F

TRANSFER CERTIFICATE OF TITLE

we all men to whom these present shall come that by transfer effected by

IN PLANTATION LIMITED, formerly known as COMRADORE LIMITED

of

A Company incorporated in Hong Kong and registered as an overseas Company under Chapter 250 of the Laws of Belize, with registered office situate at No. 33 New Road, Belize City, Belize

of

IN PLANTATION LIMITED, formerly known as COMRADORE LIMITED

of

A Company incorporated in Hong Kong and registered as an overseas Company under Chapter 250 of the Laws of Belize, with registered office situate at No. 33 New Road, Belize City, Belize

become and is (or are) the registered proprietor (or proprietors) of

piece or parcel of land comprising 1,000 acres as described and demarcated on Plan of Subdivision, prepared by dated the 9th day of August, 2005 and recorded at the General Registry in Register 15, Entry 8426 being ALL parcel of land located in Belize District, Sand Hill bounded on the East by the Caribbean Sea, Potts Creek portion of the remainder of the said estate, on the South by a 6000 acres parcel, on the west by the remainder Estate and on the North by Potts Creek which parcel of land may be more particularly demarcated thus: a concrete pillar the same marks the north western corner of the parcel at Potts Creek and having UTM approximately; Northing 1951408.438 and Eastings 361738.392, thence along Potts Creek in a general easterly

theless, to the legal charges and incumbrances which are noted herein, or endorsed hereon.

and testimony whereof I have hereunto subscribed my signature and affixed the seal of the Registrar's Office, this 7th day of November, 2006 at the Office of the Land Titles Unit.

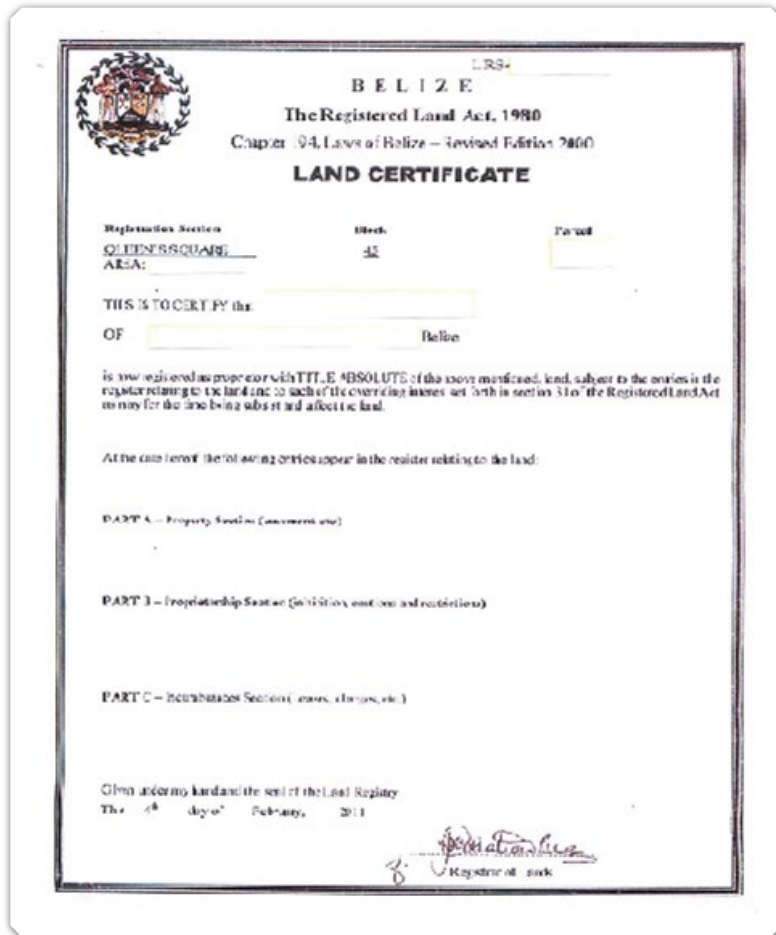
CERTIFIED COPY

Deputy Registrar General

A Memorandum of Transfer presented at the Land Titles Office on the 25th day of Sept at 3:30 PM also a Transfer Certificate of title dated day of December 20197 of the land described in the Land Titles Register at Folio 300



Registered Land




- Typically located in urban areas and the more developed cays.
- Governed by the Registered Land Act (1977).
- Title is evidenced by a Land Certificate.



- Land Tax
- Speculation Tax
- Business Tax on Rental Income
- Capital Gains Tax

Land Tax

- Assessed on an annual basis
- Urban vs. Rural land
- Governed by the Towns Property Evaluation Act (urban) and the Land Tax Act (rural)


Name and address:

PARCEL	LAND TAX ARREARS	DATE OF ISSUE:	17 AUG 2011
DISTRICT: SC REGISTRATION SECTION: / BLOCK/PLAN NO: / PARCEL/LOT NO: / LOCATION: SITTEE RIVER NO. OF ACRES: .46470617 TITLE REFERENCE: DB. VOL. /2006 FOL. DTD. 30-AUG-2006 UNIMPROVED LAND VALUE:		Pa: 448360 Ti: 288100	

CHARGES & PAYMENTS						
TRANSACTION DATE TYPE	ENTERED	RECEIPT NO	DESCRIPTION	AMOUNT	VALUE DATE	RUNNING BALANCE
CHARGE	23 APR 2007		ASSESSMENT	\$	01 APR 2007	\$46.47
CHARGE	18 JUN 2008		ASSESSMENT	\$	01 APR 2008	\$92.94
CHARGE	11 FEB 2009		ASSESSMENT	\$	01 APR 2009	\$139.41
CHARGE	21 JAN 2010		ASSESSMENT	\$	01 APR 2010	\$185.88
CHARGE	15 FEB 2011		ASSESSMENT	\$	01 APR 2011	\$232.35
PAYMENT	29 JUL 2011		DISCOUNT	\$	01 APR 2011	\$232.35
CHARGE	29 JUL 2011		INTEREST	\$	29 JUL 2011	\$295.09
PAYMENT	29 JUL 2011	LSD-BMF	INTEREST	-\$	29 JUL 2011	\$232.35
PAYMENT	29 JUL 2011	LSD-BMF	PAYMENT	-\$	29 JUL 2011	\$0.00

ARREARS:	\$0.00
INTEREST:	\$0.00
BALANCE OWING:	\$0.00

To Be Paid Immediately

Note:
Taxes are due on April 1st. Any outstanding amounts after April 30th are charged at 1% per month.
The DLS land tax records have been computerized. Please compare listed arrears with your own record and if not correct, contact the Land Revenue Administrator at the Department of Lands & Surveys, Belmopan.
Please, bring this bill when making payments and request an official Receipt.
You can pay at any of the following DLS offices countrywide on weekdays, between 8:30 am- 12 noon and 1:00-4:00pm
Belmopan, Plaza Building, 2nd Floor: Tel:822-2249/822-2711 Dangriga, 10 St. Vincent St.: Tel:522-2220
Belize City, Cor. North Front & Pickstock Sts.: Tel: 223-5695/223-5714 Punta Gorda, 7 King St: Tel:722-2041
Corozal Town, 1st Avenue: Tel: 422-2125 San Ignacio, Cor. West&Far West Sts.: Tel: 824-2021
Orange Walk Town; Main St.; Tel:322-2313



Name and address:

[Redacted Name and Address]

PARCEL LAND TAX ARREARS DATE OF ISSUE: 17 AUG 2011

DISTRICT: SC Pa: 448360
 REGISTRATION SECTION: Ti: 288100
 BLOCK/PLAN NO: /
 PARCEL/LOT NO: /
 LOCATION: SITTEE RIVER
 NO. OF ACRES: .46470617
 TITLE REFERENCE: DB. VOL. /2006 FOL. DTD. 30-AUG-2006
 UNIMPROVED LAND VALUE:

CHARGES & PAYMENTS

TRANSACTION TYPE	DATE ENTERED	RECEIPT NO	DESCRIPTION	AMOUNT	VALUE DATE	RUNNING BALANCE
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ARREARS: \$0.00
INTEREST: \$0.00
BALANCE OWING: \$0.00

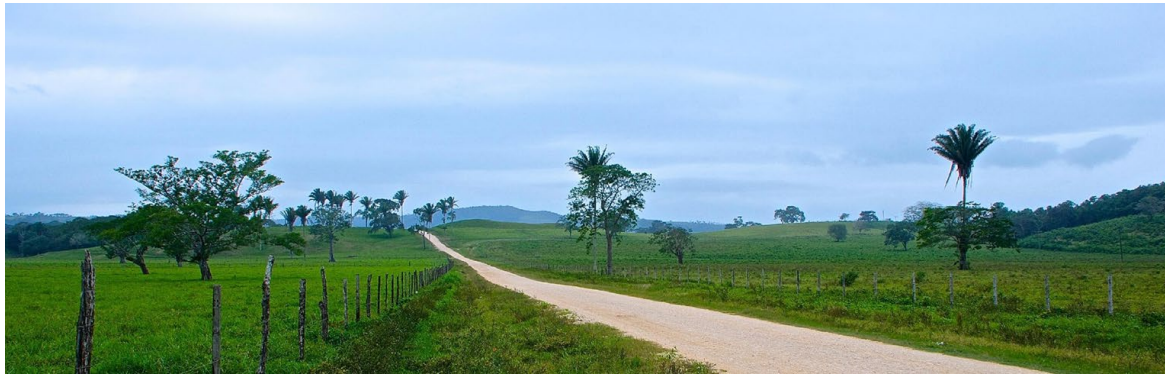
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 Corozal Town, 1st. Avenue; Tel: 422-2125 San Ignacio, Cor. West&Far West Sts.; Tel: 824-2021
 Orange Walk Town; Main St.; Tel:322-2313



Speculation Tax & Business Tax on Rental Income



- Speculation Tax is assessed on undeveloped land of 300 acres or more
- Tax on rental income – 1.5% on gross revenue
- 5% of the unimproved value of the land





Capital Gains

Capital Gains Tax does not exist in Belize!



Smart Viewing



Let us be your eyes with
Smart Viewing

W

L&C

Lawyers - at - Law

Smart Viewing

- Investigate the property on your behalf
- Email you video clips and photos of the walkthrough
- Provide a virtual tour in real time if desired
- Provide an independent opinion of the property
- Assist with your repatriation to Belize (QRPs, permanent residents, temporary investors, and homeowners).



Our Services

Wrobel & Co. began more than a decade ago as a boutique law firm focusing on real estate and business law in Belize. In response to additional client needs, we now offer a full array of services for clients and their money:

- Real Estate Services
- Retirement and Relocation Services
- Probate, Wills and Estate
- International Limited Liability Companies and International Banking
- Other Legal Services (everything from intellectual property law to ushering your beloved pets through customs)



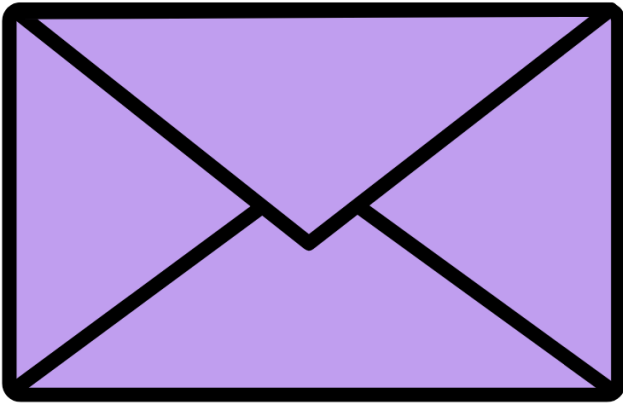
QUESTIONS?



Contact our legal team today!

Wrobel & Co
Attorneys - at - Law

Stay in Touch!



- Sent every 4 weeks (or so)
- Ask me questions directly
- Reliable information

www.lawbelize.bz

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