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## **2026.16 Temporary residence permit for the purpose of purchasing real estate**

**European Migration Network  
Ad-hoc query**

**May, 2026**

# **AD-HOC QUERY ON 2026.16 TEMPORARY RESIDENCE PERMIT FOR THE PURPOSE OF PURCHASING REAL ESTATE**

**REQUESTED BY EMN NCP SLOVENIA ON 16 MARCH 2026**

**COMPILATION PRODUCED ON 6 MAY 2026**

**Exported for:** Unrestricted Dissemination

**Responses from:** EMN NCP Austria, EMN NCP Belgium, EMN NCP Bulgaria, EMN NCP Croatia, EMN NCP Cyprus, EMN NCP Czech Republic, EMN NCP Estonia, EMN NCP Finland, EMN NCP France, EMN NCP Germany, EMN NCP Greece, EMN NCP Hungary, EMN NCP Ireland, EMN NCP Italy, EMN NCP Latvia, EMN NCP Lithuania, EMN NCP Luxembourg, EMN NCP Netherlands, EMN NCP Poland, EMN NCP Portugal, EMN NCP Serbia, EMN NCP Slovakia, EMN NCP Slovenia, EMN NCP Spain, EMN NCP Sweden **(25 in total)**

**Disclaimer:** The following responses have been provided primarily for the purpose of information exchange among EMN National Contact Points (NCPs) in the framework of the EMN. The contributing EMN NCPs have provided, to the best of their knowledge, information that is up-to-date, objective and reliable. Note, however, that the information provided does not necessarily represent the official policy of an EMN Country.

## **BACKGROUND INFORMATION**

A third country national who, in accordance with the legislation, international acts or international principles or customs, demonstrates a valid reason for which his stay in the Republic of Slovenia is justified, may obtain a temporary residence permit. In order to obtain a temporary residence permit, a third country national must meet the other conditions (no criminal record, financial means, insurance) for obtaining a residence permit. In accordance with the administrative practice that has developed in this area, valid reasons also include the purchase of real estate and long-term rental of real estate, whereby a long-term rental is considered to be a lease agreement for 50 years or more.

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The Republic of Slovenia is considering changing this practice and is therefore asking EMN Member and Observer states about their practice in this area.

### WE WOULD LIKE TO ASK THE FOLLOWING QUESTIONS:


We would very much appreciate your responses by **6 April 2026**.

1. Can third country nationals obtain a temporary residence permit in your country for the purpose of purchasing real estate?  
YES/NO
2. If YES to Q1, what are the conditions for obtaining such a residence permit?
3. Can third country nationals obtain a temporary residence permit on the basis of residency in the rented property (i.e. the third country national is not the owner of the property but rents it)? YES/NO
4. If YES to Q3, what are the conditions for obtaining such a residence permit?
5. If YES to Q1 and Q3, do you notice any issues or particularities in the issuance of such residence permits?


### RESPONSES

		<b>Unrestricted Dissemination ?</b>	
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	<b>EMN NCP Austria</b>	<b>Yes</b>	<p>1. Can third country nationals obtain a temporary residence permit in your country for the purpose of purchasing real estate? YES/NO</p> <p>No.</p> <p>2. If YES to Q1, what are the conditions for obtaining such a residence permit?</p> <p>N/a.</p> <p>3. Can third country nationals obtain a temporary residence permit on the basis of residency in the rented property (i.e. the third country national is not the owner of the property but rents it)? YES/NO</p> <p>No.</p> <p>4. If YES to Q3, what are the conditions for obtaining such a residence permit?</p> <p>N/a.</p> <p>5. If YES to Q1 and Q3, do you notice any issues or particularities in the issuance of such residence permits?</p> <p>N/a.</p>
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	<b>EMN NCP Belgium</b>	<b>Yes</b>	<p>1. Can third country nationals obtain a temporary residence permit in your country for the purpose of purchasing real estate? YES/NO</p> <p>No</p> <p>2. If YES to Q1, what are the conditions for obtaining such a residence permit?</p> <p>Not applicable</p> <p>3. Can third country nationals obtain a temporary residence permit on the basis of residency in the rented property (i.e. the third country national is not the owner of the property but rents it)? YES/NO</p> <p>No</p> <p>4. If YES to Q3, what are the conditions for obtaining such a residence permit?</p> <p>Not applicable</p> <p>5. If YES to Q1 and Q3, do you notice any issues or particularities in the issuance of such residence permits?</p> <p>Not applicable</p>
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	<p><b>EMN NCP Bulgaria</b></p>	<p><b>Yes</b></p>	<p>1. Can third country nationals obtain a temporary residence permit in your country for the purpose of purchasing real estate? YES/NO</p> <p>Yes</p> <p>2. If YES to Q1, what are the conditions for obtaining such a residence permit?</p> <p>A prolonged residence permit (i.e. a residence permit under Bulgarian national law with a validity of up to one year) may be granted to foreigners who hold a long-stay visa (valid for up to six months and allowing a stay of up to 180 days) and who have invested at least EUR 306,755.13 in the acquisition of real estate within the territory of the Republic of Bulgaria. Alternatively, such a permit may be granted where the foreign national holds more than 50% of the share capital of a Bulgarian commercial company and has invested the same amount in the company’s capital, as a result of which the company has acquired real estate of equivalent value.</p> <p>By the date of submission of the application for prolonged residence the foreigner or the legal entity must have fully paid the required amount into an account with a Bulgarian licensed credit institution. Where the real estate has been acquired using borrowed funds, the outstanding loan amount must not exceed 25% of the total value.</p> <p>To obtain a prolonged residence permit, applicants must also demonstrate that they have secured accommodation, possess mandatory health insurance and social insurance (where applicable), and have sufficient financial means to support themselves without recourse to the social assistance system. These means must be at least equal to the minimum monthly salary established under Bulgarian law for the duration of the stay.</p>
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			<p>Applications for prolonged residence must be submitted in person by the foreign national to the competent authority (the Migration Directorate or a Regional Directorate of the Ministry of Interior), together with the following documents:</p> <ol style="list-style-type: none"><li>1. A copy of a valid passport or a substitute document (the original must also be presented for verification);</li><li>2. Proof of payment of the applicable state fee;</li><li>3. Evidence of secured accommodation;</li><li>4. Mandatory health insurance valid in the Republic of Bulgaria, if the applicant is not insured under the Law on Health Insurance;</li><li>5. Evidence of stable, regular, predictable, and sufficient means of subsistence, without recourse to social assistance, in an amount not less than the minimum monthly wage, minimum scholarship, or minimum pension for the country, for the duration of residence;</li><li>6. A criminal record certificate issued by the country of citizenship or the country of habitual residence (required upon initial application).</li></ol> <p>In addition, the following documents must be submitted:</p> <ol style="list-style-type: none"><li>1. A certificate issued by a Bulgarian licensed credit institution confirming the transfer of the required amount;</li><li>2. Proof of ownership of the real estate located in Bulgaria, held either by the foreign national or by the commercial company;</li><li>3. A report detailing the commercial company's expenses for the acquisition of the real estate, accompanied by supporting documents (such as accounting records), including a copy of the inventory book or depreciation schedule evidencing the recording of tangible fixed assets, or any other document certifying the value and type of the acquired real estate following the investment.</li></ol> <p>3. Can third country nationals obtain a temporary residence permit on the basis of residency in the rented property (i.e. the third country national is not the owner of the property but</p>
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			<p>rents it)? YES/NO</p> <p>No</p> <p>4. If YES to Q3, what are the conditions for obtaining such a residence permit?</p> <p>-</p> <p>5. If YES to Q1 and Q3, do you notice any issues or particularities in the issuance of such residence permits?</p> <p>-</p>
	<p><b>EMN NCP Croatia</b></p>	<p><b>Yes</b></p>	<p>1. Can third country nationals obtain a temporary residence permit in your country for the purpose of purchasing real estate? YES/NO</p> <p>Yes.</p> <p>2. If YES to Q1, what are the conditions for obtaining such a residence permit?</p> <p>A third-country national may obtain the right to temporary residence in the Republic of Croatia for the purpose of purchasing real estate, within the category of "other purposes." In order to obtain temporary residence permit, the third-country national must submit an application form for the approval of temporary residence, proof of health insurance, proof of sufficient means of subsistence, police clearance certificate, a copy of a valid travel document and proof of</p>

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			<p>ownership for the real estate in the Republic of Croatia.</p> <p>3. Can third country nationals obtain a temporary residence permit on the basis of residency in the rented property (i.e. the third country national is not the owner of the property but rents it)? YES/NO</p> <p>Yes.</p> <p>4. If YES to Q3, what are the conditions for obtaining such a residence permit?</p> <p>A third-country national may obtain the right to temporary residence in the Republic of Croatia for the purpose of staying in a rented property under the category of "other purposes." To obtain temporary residence, the third country national must submit an application form for the issuance of temporary residence approval, proof of health insurance, proof of sufficient means of subsistence, police clearance certificate, a copy of a valid travel document, and proof justifying the purpose of stay in a facility providing accommodation services in accordance with the regulations governing the hospitality industry.</p> <p>5. If YES to Q1 and Q3, do you notice any issues or particularities in the issuance of such residence permits?</p> <p>No problems or specific issues have been observed regarding the granting of temporary residence for other purposes (e.g., based on property ownership).</p>
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	<p><b>EMN NCP Cyprus</b></p>	<p><b>Yes</b></p>	<p>1. Can third country nationals obtain a temporary residence permit in your country for the purpose of purchasing real estate? YES/NO</p> <p>NO, Permanent Residence: Third country nationals may obtain a permanent residence permit through the purchase of real estate, subject to specific conditions. It is noted that, in the context of permanent residence applications for an Immigration Permit under Regulation 6(2), the purchase of real estate constitutes a key eligibility criterion. In contrast, renting a property may be accepted as evidence of secured accommodation in specific cases, but does not in itself constitute a basis for granting permanent residence.</p> <p>NO, Visitor permit: Under the current policy, a temporary residence permit (visitor permit) is not granted for the purpose of purchasing real estate. Such permits are issued for purposes such as holidays, touring, or exploring the possibility of settlement in the Republic. Property ownership may serve as evidence of accommodation but does not constitute a qualifying purpose for the permit.</p> <p>2. If YES to Q1, what are the conditions for obtaining such a residence permit?</p> <p>N/A</p> <p>3. Can third country nationals obtain a temporary residence permit on the basis of residency in the rented property (i.e. the third country national is not the owner of the property but rents it)? YES/NO</p> <p>NO, Permanent Residence: Renting a property may be accepted as evidence of secured accommodation in specific cases, but does not in itself constitute a basis for</p>
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			<p>granting permanent residence.</p> <p>YES, Visitor permit: Third country nationals may obtain a visitor residence permit while residing in rented accommodation.</p> <p>4. If YES to Q3, what are the conditions for obtaining such a residence permit?</p> <p>Visitor permit Applicants must meet the general requirements for a visitor residence permit, including: Proof of stable and sufficient income from sources outside the Republic (minimum €24,000 annually for a single applicant, with increases for dependents. For first-time applications, an initial transfer or cash deposit of at least €10,000, properly documented with the submission of a cash declaration at customs). Maintenance of a bank account in the Republic, demonstrating regular inward transfers (approximately €2,000 per month). Adequate balance in the account, particularly for renewals (minimum €6,000). Valid passport with sufficient duration. Bank guarantee to cover potential repatriation expenses. Comprehensive medical insurance covering inpatient and outpatient care. Proof of suitable accommodation, including a duly certified rental agreement where applicable. Clean criminal record certificate (for first-time applications). Medical test results as required by the authorities. It is noted that holders of such permits are not allowed to engage in any economic activity in the Republic.</p> <p>5. If YES to Q1 and Q3, do you notice any issues or particularities in the issuance of such residence permits?</p> <p>Visitor permit Although the answer to Q1 is negative, the following particularities are noted: Ownership of property does not grant an automatic right to residence. Renting a property is</p>
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			<p>fully acceptable and does not disadvantage the applicant compared to ownership. The main determining factors are financial self-sufficiency and compliance with all documentation requirements. Strict monitoring of financial criteria (income and bank transfers) is applied. The permit is temporary, renewable under conditions, and does not provide access to employment or automatic long-term residence rights.</p>
	<p><b>EMN NCP Czech Republic</b></p>	<p><b>Yes</b></p>	<p>1. Can third country nationals obtain a temporary residence permit in your country for the purpose of purchasing real estate? YES/NO</p> <p>NO. In the Czech Republic, the purchase of real estate by a third-country national is not considered a valid reason for granting a temporary residence permit. Ownership of property does not in itself establish a legal basis for residence. Third-country nationals may acquire real estate in the Czech Republic under the applicable civil legislation; however, immigration legislation does not provide for any residence status linked to real estate ownership.</p> <p>2. If YES to Q1, what are the conditions for obtaining such a residence permit?</p> <p>N/A</p> <p>3. Can third country nationals obtain a temporary residence permit on the basis of residency in the rented property (i.e. the third country national is not the owner of the property but rents it)? YES/NO</p> <p>NO (as a standalone reason). A lease or rental agreement cannot serve as an independent reason for obtaining a residence</p>


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			<p>permit. However, a document proving accommodation (which may include a rental agreement) is required as supporting documentation when applying for a residence permit for another legitimate purpose (e.g. employment, business, studies, family reunification, etc.).</p> <p>4. If YES to Q3, what are the conditions for obtaining such a residence permit? N/A</p> <p>5. If YES to Q1 and Q3, do you notice any issues or particularities in the issuance of such residence permits? N/A In the Czech Republic, property ownership or rental does not constitute a grounds for residence; therefore, there is no specific administrative practice related to residence permits based on real estate ownership or rental.</p>
	<p><b>EMN NCP Estonia</b></p>	<p><b>Yes</b></p>	<p>1. Can third country nationals obtain a temporary residence permit in your country for the purpose of purchasing real estate? YES/NO No.</p> <p>2. If YES to Q1, what are the conditions for obtaining such a residence permit? n/a</p>


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			<p>3. Can third country nationals obtain a temporary residence permit on the basis of residency in the rented property (i.e. the third country national is not the owner of the property but rents it)? YES/NO</p> <p>No.</p> <p>4. If YES to Q3, what are the conditions for obtaining such a residence permit?</p> <p>n/a</p> <p>5. If YES to Q1 and Q3, do you notice any issues or particularities in the issuance of such residence permits?</p> <p>n/a</p>
+	EMN NCP Finland	Yes	<p>1. Can third country nationals obtain a temporary residence permit in your country for the purpose of purchasing real estate? YES/NO</p> <p>NO.</p> <p>2. If YES to Q1, what are the conditions for obtaining such a residence permit?</p> <p>N/A</p>


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			<p>3. Can third country nationals obtain a temporary residence permit on the basis of residency in the rented property (i.e. the third country national is not the owner of the property but rents it)? YES/NO</p> <p>NO.</p> <p>4. If YES to Q3, what are the conditions for obtaining such a residence permit?</p> <p>N/A</p> <p>5. If YES to Q1 and Q3, do you notice any issues or particularities in the issuance of such residence permits?</p> <p>N/A</p>
	<p><b>EMN NCP France</b></p>	<p><b>Yes</b></p>	<p>1. Can third country nationals obtain a temporary residence permit in your country for the purpose of purchasing real estate? YES/NO</p> <p>No.</p> <p>2. If YES to Q1, what are the conditions for obtaining such a residence permit?</p> <p>N/A.</p>

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			<p>3. Can third country nationals obtain a temporary residence permit on the basis of residency in the rented property (i.e. the third country national is not the owner of the property but rents it)? YES/NO</p> <p>No.</p> <p>4. If YES to Q3, what are the conditions for obtaining such a residence permit?</p> <p>N/A.</p> <p>5. If YES to Q1 and Q3, do you notice any issues or particularities in the issuance of such residence permits?</p> <p>N/A.</p>
	<p><b>EMN NCP Germany</b></p>	<p><b>Yes</b></p>	<p>1. Can third country nationals obtain a temporary residence permit in your country for the purpose of purchasing real estate? YES/NO</p> <p>No. If wealthy foreign nationals wish to settle in Germany to live off their assets, they may be granted a residence permit for this purpose. In addition to other general eligibility requirements, this presupposes that the individual has adequate housing, regardless of whether it is owned or rented. Without the intention to settle, the purchase or long-term rental of housing does not, in and of itself, constitute a purpose of residence that would justify the issuance of a residence permit.</p>

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			<p>2. If YES to Q1, what are the conditions for obtaining such a residence permit?</p> <p>See response to Q1.</p> <p>3. Can third country nationals obtain a temporary residence permit on the basis of residency in the rented property (i.e. the third country national is not the owner of the property but rents it)? YES/NO</p> <p>See response to Q1.</p> <p>4. If YES to Q3, what are the conditions for obtaining such a residence permit?</p> <p>See response to Q1.</p> <p>5. If YES to Q1 and Q3, do you notice any issues or particularities in the issuance of such residence permits?</p> <p>See response to Q1. The answer is also 'no' in the case described.</p>
	<p><b>EMN NCP</b> <b>Greece</b></p>	<p><b>Yes</b></p>	<p>1. Can third country nationals obtain a temporary residence permit in your country for the purpose of purchasing real estate? YES/NO</p> <p>Yes.</p>


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			<p>2. If YES to Q1, what are the conditions for obtaining such a residence permit?</p> <p>According to migration legislation (article 100 of Migration Code- I.5038/2023, GG A'81), by decision of the Secretary of the Decentralized Administration, a residence permit for five (5) years, with the possibility of renewal, is granted to a third-country national who:</p> <ul style="list-style-type: none"><li>a) Has legally entered the country with any entry visa or resides legally in the country, even if the residence title he holds does not allow a change of purpose.</li><li>b) Has, by full ownership and possession, real estate in Greece with an acquisition value at least equal to that specified below.</li><li>c) He has full ownership and possession of real estate in Greece, of an acquisition value at least equal to that specified below, through a legal entity with its registered office in Greece or another EU MS, whose shares or corporate shares he holds in full.</li><li>d) Has concluded a long-term contract for complex tourist accommodation or a timeshare contract for tourist accommodation in accordance with national legislation.</li><li>e) Is an adult and has acquired, by full ownership and possession, real estate of an objective value at least equal to that defined below.</li></ul> <p>The law provides that for the Regions of Attica, Thessaloniki, Mykonos and Thira and for the islands with a population of over 3,100 inhabitants, the minimum acquisition value of the real estate at the time of its acquisition, as well as the total contractual rent of the contracts are set at 800,000 euros and for an investment in a single property. For the other regions of Greece, the minimum acquisition value of the real estate is set at 400,000 euros.</p> <p>Besides the above-mentioned conditions, the persons concerned must not be considered a threat to public order, public security or international relations and provide health insurance for all risks covered for nationals.</p> <p>Finally, the Fee for these category of residence permit is 2.000 euros.</p>
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			<p>3. Can third country nationals obtain a temporary residence permit on the basis of residency in the rented property (i.e. the third country national is not the owner of the property but rents it)? YES/NO</p> <p>No. The only case that the law provides for is the one mentioned in answer 2 (point d), where the person concerned has concluded a long-term contract for complex tourist accommodation or a timeshare contract for tourist accommodation in accordance with national legislation. In this case, among other necessary documents, the person concerned must submit a timeshare rental agreement or long-term complex tourist accommodation agreement of at least five years duration, indicating the corresponding price per year.</p> <p>4. If YES to Q3, what are the conditions for obtaining such a residence permit?</p> <p>-</p> <p>5. If YES to Q1 and Q3, do you notice any issues or particularities in the issuance of such residence permits?</p> <p>The relevant legislative framework of I.5038/2023 was amended by I.5100/2024 (GG A'49) in order to provide incentives for third-country nationals to make significant investments in real estate in Greece under conditions that take into account the current housing needs of Greek society. The main amendment concerned the increase of the minimum acquisition value (e.g. from previous 500.000 to currently 800.000 euros in certain regions of the country) of real estate at the time of its acquisition, as well as the total contractual rent of long-term contracts for complex tourist accommodation and timeshare rental of tourist accommodation.</p>
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	<p><b>EMN NCP Hungary</b></p>	<p><b>Yes</b></p>	<p>1. Can third country nationals obtain a temporary residence permit in your country for the purpose of purchasing real estate? YES/NO</p> <p>Section 135(2) of Act LXXXIV of 2024 (in force from 30 December, 2024) repealed the provision set forth in Section 16 of Act XC of 2023 on General Rules for the Admission and Right of Residence of Third-Country Nationals, which specified the type of investment that a third-country national may undertake for the purpose of acquiring ownership of residential real estate located within the geographical territory of Hungary.</p> <p>Under the amendment, third-country nationals as a condition for residence in Hungary – where a national economic interest exists and taking into consideration the provisions of the Act – may only commit to acquiring investment fund shares or making a donation to a higher education institution maintained by a public-interest asset management foundation, which performs public functions.</p> <p>Third-country nationals in Hungary may not obtain a temporary residence permit for the purpose of purchasing real estate.</p> <p>2. If YES to Q1, what are the conditions for obtaining such a residence permit?</p> <p>N/A</p> <p>3. Can third country nationals obtain a temporary residence permit on the basis of residency in the rented property (i.e. the third country national is not the owner of the property but rents it)? YES/NO</p>
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			<p>Third-country nationals in Hungary may not obtain a temporary residence permit based on their residence in a rented property.</p> <p>4. If YES to Q3, what are the conditions for obtaining such a residence permit? N/A</p> <p>5. If YES to Q1 and Q3, do you notice any issues or particularities in the issuance of such residence permits? N/A</p>
	<p><b>EMN NCP Ireland</b></p>	<p><b>Yes</b></p>	<p>1. Can third country nationals obtain a temporary residence permit in your country for the purpose of purchasing real estate? YES/NO No. Ireland does not have this type of temporary residence permit.</p> <p>2. If YES to Q1, what are the conditions for obtaining such a residence permit? N/A.</p> <p>3. Can third country nationals obtain a temporary residence permit on the basis of residency in the rented property (i.e. the third country national is not the owner of the property but rents it)? YES/NO</p>

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			<p>No</p> <p>4. If YES to Q3, what are the conditions for obtaining such a residence permit?</p> <p>N/A</p> <p>5. If YES to Q1 and Q3, do you notice any issues or particularities in the issuance of such residence permits?</p> <p>N/A</p>
	<p><b>EMN NCP</b> <b>Italy</b></p>	<p><b>Yes</b></p>	<p>1. Can third country nationals obtain a temporary residence permit in your country for the purpose of purchasing real estate? YES/NO</p> <p>YES</p> <p>2. If YES to Q1, what are the conditions for obtaining such a residence permit?</p> <p>To obtain a residence permit for elective residence, applicants must meet certain fundamental requirements laid down by Italian legislation, which ensure their ability to reside in the country without engaging in any employment. These requirements mainly concern financial means, accommodation and health insurance coverage, all of which must be clearly and duly documented. The absence of even one of these elements may jeopardise the outcome of the application.</p>

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			<p>3. Can third country nationals obtain a temporary residence permit on the basis of residency in the rented property (i.e. the third country national is not the owner of the property but rents it)? YES/NO</p> <p>YES</p> <p>4. If YES to Q3, what are the conditions for obtaining such a residence permit?</p> <p>In the case of a rental property, the contract agreement must be duly registered with the Italian Revenue Agency (Agenzia delle Entrate) and be valid for at least one year. This requirement is intended to demonstrate the genuine intention to establish residence in the country</p> <p>5. If YES to Q1 and Q3, do you notice any issues or particularities in the issuance of such residence permits?</p> <p>NO</p>
 <p><b>EMN NCP Latvia</b></p>		<p><b>Yes</b></p>	<p>1. Can third country nationals obtain a temporary residence permit in your country for the purpose of purchasing real estate? YES/NO</p> <p>Yes. Except citizens of Russian and Belarus.</p> <p>2. If YES to Q1, what are the conditions for obtaining such a residence permit?</p>


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			<p>A third country national has the right to request a temporary residence permit in accordance with the procedures laid down in Immigration Law of Latvia - for a period not exceeding five years if he or she has acquired in Rīga, Jūrmala, Ikšķile, or Saulkrasti city or Ādaži, Ķekava, Mārupe, Olaine, or Salaspils municipality, or Garkalne, Ropaži, Saulkrasti, Stopiņi, or Tīnūži rural territory and he or she owns one functionally linked and built-up immovable property (except for the case where the immovable property is a vacant land) the value of which is not less than EUR 250 000, or outside the abovementioned administrative territories or territorial division units included in the administrative territory - not more than two immovable properties (except for the case where the immovable property is a vacant land) and each of them is a functionally linked and built-up immovable property the total value of which is at least EUR 250 000 if the following conditions exist concurrently:</p> <ul style="list-style-type: none"><li>a) he or she does not have payment debts of immovable property tax;</li><li>b) the total value of immovable properties was paid for by a non-cash settlement;</li><li>c) immovable property which has been acquired from a legal person registered in the Republic of Latvia or a European Union Member State, a country of the European Economic Area, or the Swiss Confederation which is a taxpayer within the meaning of the laws and regulations governing the field of taxes of Latvia, or from a natural person who is a citizen of Latvia, a non-citizen of Latvia, a citizen of the Union, or a foreigner who is staying in Latvia with a valid residence permit issued by the Republic of Latvia;</li><li>d) the total cadastral value of immovable property at the time of acquisition thereof was not less than EUR 80 000. If a foreigner has acquired two immovable properties outside Rīga, Jūrmala, Ikšķile, or Saulkrasti city or Ādaži, Ķekava, Mārupe, Olaine, or Salaspils municipality, or Garkalne, Ropaži, Saulkrasti, Stopiņi, or Tīnūži rural territory, the cadastral value of each immovable property was not less than EUR 40 000 at the time of the acquisition thereof. If the cadastral value is less than the value indicated in this Sub-clause, the value of immovable property may not be less than EUR 250 000 according to the market value of immovable property determined by a certified assessor of immovable property, or if a foreigner has acquired two immovable properties - the market value of each immovable property may not</li></ul>
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			<p>be less than EUR 125 000;</p> <p>e) in requesting the first temporary residence permit, he or she pays five per cent of the value of immovable property into the State budget;</p> <p>f) the composition of the immovable property does not include land for agricultural use or forest land.</p> <p>P.S. a third country national has the right to request a temporary residence permit each 5 years, the main requirement is to not have a payment debts of immovable property tax.</p> <p>3. Can third country nationals obtain a temporary residence permit on the basis of residency in the rented property (i.e. the third country national is not the owner of the property but rents it)? YES/NO</p> <p>No.</p> <p>4. If YES to Q3, what are the conditions for obtaining such a residence permit?</p> <p>N/a</p> <p>5. If YES to Q1 and Q3, do you notice any issues or particularities in the issuance of such residence permits?</p> <p>According to our observations third country nationals who purchase real estate in Latvia rarely physically reside there, mostly it is a way to obtain residence rights and free movement within the European Union and the Schengen area. Most of cases real estate is rented out or stands empty. Real estate by the Baltic Sea is mostly used seasonally.</p>
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	<p><b>EMN NCP Lithuania</b></p>	<p><b>Yes</b></p>	<p>1. Can third country nationals obtain a temporary residence permit in your country for the purpose of purchasing real estate? YES/NO</p> <p>No</p> <p>2. If YES to Q1, what are the conditions for obtaining such a residence permit?</p> <p>N/A</p> <p>3. Can third country nationals obtain a temporary residence permit on the basis of residency in the rented property (i.e. the third country national is not the owner of the property but rents it)? YES/NO</p> <p>No</p> <p>4. If YES to Q3, what are the conditions for obtaining such a residence permit?</p> <p>N/A</p> <p>5. If YES to Q1 and Q3, do you notice any issues or particularities in the issuance of such residence permits?</p> <p>N/A</p>
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	<b>EMN NCP Luxembourg</b>	<b>Yes</b>	<p>1. Can third country nationals obtain a temporary residence permit in your country for the purpose of purchasing real estate? YES/NO</p> <p>NO.</p> <p>2. If YES to Q1, what are the conditions for obtaining such a residence permit?</p> <p>N/A.</p> <p>3. Can third country nationals obtain a temporary residence permit on the basis of residency in the rented property (i.e. the third country national is not the owner of the property but rents it)? YES/NO</p> <p>NO. In Luxembourg, a third-country national only can apply for the temporary authorisation of stay foreseen in article 38 of the amended law of 29 August 2008 on free movement of persons and immigration (Immigration Law). Once the TCN obtains the temporary authorisation of stay for obtaining the residence permit, the TCN has to provide proof of adequate housing in order to receive the residence permit. So the renting of property is a condition for granting the residence permit but not a reason per se for granting it.</p> <p>4. If YES to Q3, what are the conditions for obtaining such a residence permit?</p> <p>N/A.</p>
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			<p>5. If YES to Q1 and Q3, do you notice any issues or particularities in the issuance of such residence permits?</p> <p>N/A.</p>
	<p><b>EMN NCP Netherlands</b></p>	<p><b>Yes</b></p>	<p>1. Can third country nationals obtain a temporary residence permit in your country for the purpose of purchasing real estate? YES/NO</p> <p>NO.</p> <p>2. If YES to Q1, what are the conditions for obtaining such a residence permit?</p> <p>N/A.</p> <p>3. Can third country nationals obtain a temporary residence permit on the basis of residency in the rented property (i.e. the third country national is not the owner of the property but rents it)? YES/NO</p> <p>NO. Residency is often a requirement for a obtaining a residence permit, but renting a property is not a basis for a residence permit. A residence permit is always bound to a specific purpose, for example for study, for work or for family.[1]</p> <p>^ Immigration and Naturalisation service (IND), <a href="https://ind.nl/en/residence-permits">https://ind.nl/en/residence-permits</a>, last</p>


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			<p>accessed on 17 March 2026.</p> <p>4. If YES to Q3, what are the conditions for obtaining such a residence permit?</p> <p>N/A.</p> <p>5. If YES to Q1 and Q3, do you notice any issues or particularities in the issuance of such residence permits?</p> <p>N/A.</p>
	<p><b>EMN NCP Poland</b></p>	<p><b>Yes</b></p>	<p>1. Can third country nationals obtain a temporary residence permit in your country for the purpose of purchasing real estate? YES/NO</p> <p>NO</p> <p>The Act on Foreigners does not recognize purchasing a real estate as a separate basis for residence permit and it can't be the only reason for granting the permit.</p> <p>But the Article 187 point 8 of aforementioned act gives the possibility to foreigners to be granted residence permit because of other circumstances if he/she presents his/her own reasonable interests in staying on Polish territory.</p> <p>To obtain such type of temporary residence permit, the foreigner must meet the following conditions:</p> <ul style="list-style-type: none"> <li>• have health insurance within the meaning of the Act of August 27, 2004, on healthcare services financed from public funds, or confirmation of coverage by the insurer for medical expenses in the territory of the Republic of Poland;</li> <li>• has a source of stable and regular income sufficient to cover the costs of living for</li> </ul>


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			<p>themselves and their dependent family members;</p> <ul style="list-style-type: none"><li>• has a guaranteed place of residence in the territory of the Republic of Poland.</li></ul> <p>2. If YES to Q1, what are the conditions for obtaining such a residence permit?</p> <p>The basic conditions to be granted residence permit are the same for all foreigners (see pointed above) but each basis of the permit requires additional documents typical for chosen purpose (ex. work, study, family reunification, other circumstances)</p> <p>3. Can third country nationals obtain a temporary residence permit on the basis of residency in the rented property (i.e. the third country national is not the owner of the property but rents it)? YES/NO</p> <p>NO</p> <p>4. If YES to Q3, what are the conditions for obtaining such a residence permit?</p> <p>Not applicable</p> <p>5. If YES to Q1 and Q3, do you notice any issues or particularities in the issuance of such residence permits?</p> <p>Not applicable</p>
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	<b>EMN NCP Portugal</b>	<b>Yes</b>	<p>1. Can third country nationals obtain a temporary residence permit in your country for the purpose of purchasing real estate? YES/NO</p> <p>NO.</p> <p>The possibility of obtaining a residence permit on the basis of investment in real estate was revoked by Article 42 of Law No. 56/2023 of 6 October, which amended Law No. 23/2007 of 4 July, with effect from 7 October 2023.</p> <p>Nevertheless, applications that were pending as of that date, namely those formally submitted until 6 October 2023, were safeguarded under transitional provisions and continue to be processed in accordance with the legal framework then in force.</p> <p>2. If YES to Q1, what are the conditions for obtaining such a residence permit?</p> <p>Not applicable.</p> <p>3. Can third country nationals obtain a temporary residence permit on the basis of residency in the rented property (i.e. the third country national is not the owner of the property but rents it)? YES/NO</p> <p>YES, within the scope of the general residence permit regime, and not within the framework of Residence Permits for Investment Activity (ARI).</p> <p>It is understood that this question refers to the general legal framework governing residence permits and not to the ARI scheme. Under the general regime, proof of accommodation may be provided through a valid rental contract.</p>
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			<p>Conversely, under the former ARI regime, only investments involving the acquisition of real estate were admissible; rental arrangements were not eligible.</p> <p>4. If YES to Q3, what are the conditions for obtaining such a residence permit?</p> <p>Under the general residence permit regime, third country nationals must comply with the conditions stipulated in Law No. 23/2007 of 4 July, namely: Proof of sufficient means of subsistence; Absence of relevant criminal convictions; Possession of health insurance coverage; Proof of accommodation in national territory, which may be demonstrated by means of a legally valid rental agreement.</p> <p>5. If YES to Q1 and Q3, do you notice any issues or particularities in the issuance of such residence permits?</p> <p>During the period in which real estate investment was admissible under the ARI framework in Portugal, several issues were identified in practice, namely: Simulation of investment through contracts for the promise of purchase and sale, where such instruments were accepted by law only when the execution of the final deed was prevented for reasons not attributable to the investor; irregularities in the context of real estate investment linked to urban rehabilitation, including the simulation of Rehabilitation works, where minor refurbishment works or interventions of reduced financial value were presented as qualifying rehabilitation projects, despite not meeting the legal requirements.</p>
	<p><b>EMN NCP Serbia</b></p>	<p><b>Yes</b></p>	<p>1. Can third country nationals obtain a temporary residence permit in your country for the purpose of purchasing real estate? YES/NO</p> <p>YES</p>


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			<p>2. If YES to Q1, what are the conditions for obtaining such a residence permit?</p> <p>Temporary residence on the ground of ownership of immovable property may be granted to a foreign national who meets the general criteria for temporary residence prescribed by the Law on Foreigners and who submits evidence of ownership of the property.</p> <p>Immovable property within the meaning of the Law on Foreigners shall be housing buildings and housing units in the Republic of Serbia, over which the foreigner has property rights and in which he resides in the Republic of Serbia, i.e. has a registered address of residence or stay.</p> <p>Accordingly, in addition to ownership of immovable property, the granting of temporary residence on the aforementioned grounds requires that the foreign national personally use such property for residence in the Republic of Serbia</p> <p>3. Can third country nationals obtain a temporary residence permit on the basis of residency in the rented property (i.e. the third country national is not the owner of the property but rents it)? YES/NO</p> <p>NO</p> <p>4. If YES to Q3, what are the conditions for obtaining such a residence permit?</p> <p>N/A</p>
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			<p>5. If YES to Q1 and Q3, do you notice any issues or particularities in the issuance of such residence permits?</p> <p>NO</p>
	<p><b>EMN NCP Slovakia</b></p>	<p><b>Yes</b></p>	<p>1. Can third country nationals obtain a temporary residence permit in your country for the purpose of purchasing real estate? YES/NO</p> <p>No.</p> <p>2. If YES to Q1, what are the conditions for obtaining such a residence permit?</p> <p>NA</p> <p>3. Can third country nationals obtain a temporary residence permit on the basis of residency in the rented property (i.e. the third country national is not the owner of the property but rents it)? YES/NO</p> <p>No.</p> <p>4. If YES to Q3, what are the conditions for obtaining such a residence permit?</p> <p>NA</p>

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			<p>5. If YES to Q1 and Q3, do you notice any issues or particularities in the issuance of such residence permits?</p> <p>NA</p>
	<p><b>EMN NCP Slovenia</b></p>	<p><b>Yes</b></p>	<p>1. Can third country nationals obtain a temporary residence permit in your country for the purpose of purchasing real estate? YES/NO</p> <p>YES</p> <p>2. If YES to Q1, what are the conditions for obtaining such a residence permit?</p> <p>The conditions are: ownership of real estate, intended or actual residence in that real estate (e.g., a third country national cannot purchase a commercial property and submit this as proof that they intend to reside there), no criminal record, means of subsistence, health insurance, valid passport.</p> <p>3. Can third country nationals obtain a temporary residence permit on the basis of residency in the rented property (i.e. the third country national is not the owner of the property but rents it)? YES/NO</p> <p>YES</p> <p>4. If YES to Q3, what are the conditions for obtaining such a residence permit?</p>


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			<p>The conditions are: a long-term lease agreement for the property for 50 years or more, intended or actual residence in the property, no criminal record, means of subsistence, health insurance, valid passport.</p> <p>5. If YES to Q1 and Q3, do you notice any issues or particularities in the issuance of such residence permits?</p> <p>It is difficult to conclude lease agreements for a period of 50 years or more.</p>
	<p><b>EMN NCP Spain</b></p>	<p><b>Yes</b></p>	<p>1. Can third country nationals obtain a temporary residence permit in your country for the purpose of purchasing real estate? YES/NO</p> <p>NO.</p> <p>However, it should be noted that, until the entry into force of the Twenty-First Final Provision of Organic Law 1/2025, of 2 January, on measures to improve the efficiency of the Public Justice Service, the residence visa for investors and the residence permit for investors were indeed provided for in Articles 63 to 67 of Law 14/2013, of 27 September, on support for entrepreneurs and their internationalisation.</p> <p>This provision allowed foreign nationals who were not residents and who intended to enter Spanish territory for the purpose of making a significant capital investment to apply for an investor visa or investor residence permit.</p> <p>A significant capital investment included, among other possibilities, the acquisition of real estate in Spain with an investment equal to or greater than €500,000 per applicant.</p> <p>The Twenty-First Final Provision of Organic Law 1/2025 repeals, with effect from 3 April 2025, Articles 63 to 67 of Law 14/2013, which regulated the investor category. The main reason for</p>

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			<p>its elimination was the negative impact on the housing market.</p> <p>However, investor visas and residence permits that remain valid on the date this provision enters into force will retain their validity for the period for which they were issued. In the event that renewal applications are submitted, they will be processed and resolved in accordance with the legislation in force on the date the initial authorisation was granted.</p> <p>2. If YES to Q1, what are the conditions for obtaining such a residence permit?</p> <p>N/A</p> <p>3. Can third country nationals obtain a temporary residence permit on the basis of residency in the rented property (i.e. the third country national is not the owner of the property but rents it)? YES/NO</p> <p>No.</p> <p>4. If YES to Q3, what are the conditions for obtaining such a residence permit?</p> <p>N/A</p> <p>5. If YES to Q1 and Q3, do you notice any issues or particularities in the issuance of such residence permits?</p> <p>N/A</p>
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	<b>EMN NCP Sweden</b>	<b>Yes</b>	<p>1. Can third country nationals obtain a temporary residence permit in your country for the purpose of purchasing real estate? YES/NO</p> <p>NO</p> <p>2. If YES to Q1, what are the conditions for obtaining such a residence permit?</p> <p>N/A.</p> <p>3. Can third country nationals obtain a temporary residence permit on the basis of residency in the rented property (i.e. the third country national is not the owner of the property but rents it)? YES/NO</p> <p>NO.</p> <p>4. If YES to Q3, what are the conditions for obtaining such a residence permit?</p> <p>N/A.</p> <p>5. If YES to Q1 and Q3, do you notice any issues or particularities in the issuance of such residence permits?</p> <p>N/A.</p>
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