

PORTUGAL

STEPS

ACTION

NOTES

1

CONFIRM WHETHER REGISTRATION IS REQUIRED

Identify the legal mechanism you are using and confirm whether it must be registered. Use 'Private Law Mechanisms' table.

- Registration is especially important where the aim is to make a right enforceable against third parties.
- If the mechanism is not registrable, it should not be treated as offering the same level of protection as a registered *in rem* right.

2

PREPARE THE DOCUMENTS REQUIRED FOR THE SPECIFIC RIGHT BEING REGISTERED

Check you have the correct documents. The exact document required will depend on the right, transaction and property. Do not assume that the same documents are required in every case.

- Relevant documents may include:
- The deed or authenticated private document
 - Identification of the parties
 - Tax identification numbers
 - Proof of payment of applicable taxes or fees
 - Property identification details

3

SUBMIT THE REGISTRATION REQUEST

Submit the registration request to the Land Registry Office with the required documents and information.

- As a rule, registration must be requested within two months after formalisation of the act subject to registration.
- Other deadlines may apply in specific cases.
- Where a lawyer, solicitor, or notary is involved, confirm who is responsible for submitting the registration request.

4

PAY THE APPLICABLE COSTS

Confirm the applicable registration costs and emoluments. Pay the required amounts when submitting or processing the registration request

- Costs may vary depending on the type of registration, the number of properties and the complexity of the transaction.
- Later registration may trigger fines.

5

CONFIRM THAT REGISTRATION HAS BEEN COMPLETED

Check that registration has been entered correctly in the Land Registry records.

- Registration is what generally allows rights to be enforced against third parties.
- For rewilding projects, this is particularly important where the aim is to secure long-term control or protection beyond the original parties.

6

KEEP REGISTRATION DOCUMENTS WITH THE PROJECT RECORDS

Keep copies of the registered title, registration certificate or relevant registry extract with the project documents.

- These documents may be needed later to evidence the right, confirm its scope, or show that it binds third parties.