

QUINTA do MONTINHO OWNERS ASSOCIATION

BULLETIN 1/2021 - Fiscal Representation - Reminder

Dear Owners,

This Bulletin is published to remind “non-resident” owners of QDM property (fractional or outright) of the need for Fiscal Representation.

If you have residency permits (an EU Registration Certificate issued by the Camara (the first 5 years) or an EU Permanent Residence Certificate issued by SEF (10 years thereafter)) and have the Portuguese address registered at the tax office (Finanças) you do not need fiscal representation. This is mandatory only for non-residents.

On January, 11th, 2021 the Portuguese Tax Authority issued a Circular on the position of taxable persons resident in the United Kingdom who hold a Portuguese fiscal number (NIF) or who wish to obtain that number.

According to this Circular, any entity (individual or company) that has residence in the UK and holds a Portuguese NIF, must appoint a tax representative resident in Portuguese territory by June 30th, 2021, under penalty of the application of a fine.

For those of you who have not yet appointed a Fiscal Representative, you are strongly advised to consult your solicitor, accountant or GSA Owner Services as it is clear that the deadline of June 30th will be applied.

Failure to appoint a fiscal representative, when mandatory, is punishable by a fine of € 75 to € 7500.

Note – Residents in the EU are not obliged to appoint a fiscal representative but may do so if they wish.

David Murphy
Chairman, QDM Owners Association
May 2021

<https://algarvedailynews.com/news/19084-tax-representatives-for-uk-nationals-deadline-june-30th-2021>