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Tornamos a sua vida mais simples



On the Spot House



- One of the projects that better represent the current philosophy of the simplification of contracts of administrative nature is SPOT HOUSE project.
- This project was approved by the Executive Law ner. 263-1/2007 and implemented experimentally in 5 Registry offices being to be widened its scope.





- The project consists in the special procedure of transmission and taxation and immediate register of the city properties in only actual attendance.
 - The procedure is of the ability of the registry office of the situation of the building, while to exist territorial ability for the land register.
 - It is applied basically to the following legal transactions:
 - Purchase and sale
 - Mutual and too much contracts of credit guaranteed by mortgage
 - Mortgage
 - and other businesses that future come legally to be defined.
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- One of the main characteristics is the fact of the procedure have beginning and conclusion in the same day, in only actual attendance.

 - It can however coat 2 modalities:
 - 1** - Without previous appointment, that implies the option for contracts of approved model

 - 2** - With previous appointment, not being in this case obliged to comments of model previously approved.
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- The attainment of necessary documentation to the instruction of the act constitutes incumbency of the registry office since that the same one consists of public archive:
- For example:
 - Certificates of civil and commercial register
 - Licenses of city council use
 - Other administrative licenses
 - Related negative certificates with practical the legal one of the right of the refusal

As well as fiscal certificates, since that available in informatics database

- **The register service proceeds to the following acts:**
 - Elaboration of the documents that holder the legal transactions
 - Promotion of the payment of taxes
 - Presentation in the daily book and obligator and immediate accomplishment of the respective registers
 - Accomplishment of other accessory acts when requested such as alteration of data of fiscal nature, as well as order of exemption of the I.M.I. - Municipal Tax of Property
- Concluded the process the register service delivers to the interested party certificates of the elaborated headings and the realized registers, in the scope of the procedure.

For this paid procedure an only fee, increased of the taxes:

It is cheaper:

- **Purchase and sale, with mortgage (former.: with banking financing):**

Traditional method (average price): for return of 950€ + Taxes

In the Spot House: 650€ + Taxes (450€ + Taxes, will be paid with saving account habitation).

- **Purchase and sale, without mortgage (former.: without banking financing):**

Traditional method (average price): for return of 550€ + Taxes

In the Spot House 350€ + Taxes (230€ + Taxes, will be paid with saving account habitation).

CONCLUSION:



With this procedure it has two targets to consider:

- 1^o** Elimination of diverse formalities in the processes of transmission and taxation of property
- 2^o** The possibility of carrying through all the necessary acts to this end, in an only desk-office and an only attendance
- 3^o** With the certificate on-line and because the transaction is celebrated in the registry office the situation of the real state is known with severity at the moment of the purchase and sale;



This philosophy is present in other projects, as for example:

- To the desk office of heritages and allotment for death or renouncement
- Company in the hour
- Association in the hour
- Mark in the hour



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