

How to find the right Spanish Lawyer for your property purchase

Purchasing a property is one of the biggest financial decisions most of us will make in our lives. Buying a property in Spain has the added complexity of a different legal system and a different language. We have prepared this short guide to help you find the right Spanish lawyer for your property purchase and ongoing legal requirements.

Choose a legal adviser in the area you are planning to buy

Spain is made up of autonomous communities that have their own civil law system. That's why it makes a lot of sense to search for lawyers in the community you are planning to buy in. Your lawyer is likely to need to visit both the town hall and notary during the property purchase process. This is why it makes sense to choose a local lawyer who has good existing relationships.

Most people will ask for a recommendation from friends or turn to Google to generate a shortlist of Spanish law firms. In comparing the different law firms it's worth looking out for:

- The quality of the English used on the website. This is an indication of the proficiency of the language and the service you might expect to receive.
- The track record of the firm i.e. for how many years have they been established?
- Examples of relevant experience, shown by client testimonials.
- How up to date is the website? A site that has had nothing added since the start of the year might indicate low levels of activity.
- How easy is it to make contact? Does the website have a live 'chat bot' facility for example?
- How promptly is the enquiry that you send responded to?

The importance of an independent lawyer

This is particularly relevant if you are buying new or off plan. A developer will seek to make life easier and cheaper for you by recommending you use their lawyer to act for you on the conveyancing. The whole reason for having a lawyer is so they can look after and represent your best interests. A lawyer with a vested interest on both sides will have a conflict of interest. If a problem arises during the purchase process, you need to know whose side your legal adviser is on. The same is true if an estate agent tries to recommend a lawyer to you in a property resale scenario.

A full service law firm

Whether you are planning to live in your Spanish property or just rent it out, there will be ongoing obligations that will need to be fulfilled where a lawyer can help. These include in the areas of:

- Residency
- Tax
- Starting a business
- Wills and Inheritance
- Family law
- Litigation

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It may be beneficial to choose a firm of lawyers, rather than just a property lawyer so that all your Spanish legal affairs can be dealt with in one place.

A free no obligation first meeting

Before you instruct a lawyer to act for you, you need to meet them first if possible. If not, then at least speak to them. You should always take advantage of their no obligation and free first consultation. Use this opportunity to ask the questions that concern you. Based on the responses, the initial rapport and the likely costs involved, you should have enough information on which to make an informed decision.

About Sun Lawyers



José Maria Lomax is CEO and a Partner at Sun Lawyers.

Sun Lawyers was started in 1985 and has helped over 5,000 people fulfil their dream of buying a property in Spain and taking advantage of the Spanish weather and lifestyle. Sun Lawyers has a network of offices in the Costa Blanca and Costa Calida regions and is ideally placed to help people purchasing property in the area between Valencia and Murcia.

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