

BARBADOS PROPERTY ACQUISITION

Buyer's Guide

Clear insight into costs, taxes & process to help you purchase confidently.

Below is a concise overview of typical costs and considerations when acquiring real estate in Barbados. Always obtain current professional advice; taxation and statutory charges can change.

Purchaser's Expenses

With regard to a purchaser's expenses, there is no distinction between nationals and non-nationals:

Expense Type	Amount/Rate
Property Transfer Tax	Currently nil
Land Tax	Variable depending on value & time of sale
Out of pocket expenses	\$450 BBD

Legislated Legal Fees:

Property Value	Fee Structure
Up to \$25,000	\$1,000.00
Next \$75,000	2.5%
Next \$100,000	1.5%
Next \$300,000	1.25%
Thereafter	1%

Note: VAT of 17.5% is payable on legal fees

Property Tax & Real Estate

An annual Property (Land) Tax is charged on real estate. The assessment is made on the "improved value" or, if undeveloped, on the "site value". Assessments are performed by the Government and reviewed every three (3) years.

Property Tax on Improved Property

Property Value (BBD)	Tax Rate
First \$150,000	Exempt
\$150,001 to \$350,000	0.10%
\$350,001 to \$850,000	0.65%
\$850,001 and over	0.75%

Property Tax on Unimproved Land

0.6% on the unimproved value of the land.

Transfer Tax and Real Estate

A Transfer Tax is applicable when ownership of a property is transferred (changes hands).

Party	Status	Tax Rate
Vendor	Citizen/Permanent Resident	2.5%
Vendor	Non-National	2.5%
Purchaser	Citizen/Permanent Resident	0%
Purchaser	Non-National	0%

Other Costs (Typical)

Additional expenses sometimes involved in buying and selling property:

Cost Type	Typical Rate
Attorney fees	Approximately 2%
Stamp Duty	1%
Realtor (if used)	5% plus 17.5% VAT

These can total approximately 8% of the selling price of a property. Together with transfer tax (2.5%), a vendor could realize total expenses of roughly 10.5%.

Important Advice

Non-national purchasers should obtain Exchange Control Permission to ensure the foreign currency brought into the island is registered, enabling repatriation of funds upon resale. This is usually a formality handled by your legal representative.

Selecting an attorney is an important step—our team can recommend reputable attorneys-at-law familiar with Barbados property transactions.

Disclaimer

This guide is provided for general informational purposes only and does not constitute legal, tax or investment advice. Figures, rates and regulations are subject to change. Always consult qualified professionals before proceeding with a transaction.

Ready to Begin Your Purchase Journey?

Speak with our advisors for tailored acquisition guidance or to source on/off-market opportunities.