

2ND HAUS

REAL ESTATE · ALGARVE

GETTING STARTED

VERIFIED 2026-05

Retirement in Portugal

Foreign retirees relocating to Portugal

TL;DR — NHR is dead and the old 10% pension carve-out died with the 2024 reform. IFICI does not cover most retirees. Plan for standard Portuguese IRS on your pension, choose a town you can walk in at 80, and rent through a winter before you buy.

Key 2026 stat: *NHR is dead. The pension exemption is gone.* If a relocation firm is still selling you "the 10% rate," they are selling 2023.

The misconception you came in with

Almost every retiree who lands on this guide has read, somewhere, that Portugal still gives foreign pensions a special tax break. They have not. The classic Non-Habitual Resident regime closed to new entrants on 31 December 2023 (with narrow 2024 transition). The successor — **IFICI**, marketed as "NHR 2.0" — is built for researchers, certain healthcare specialists, ICT professionals and qualifying high-skill roles. It is not built for retirees. Foreign pensions are no longer exempt.

There is a hedged caveat we will get to. Treat it as a caveat, not a strategy.

This guide is for retirees seriously considering the move, current to **15 May 2026**, with real numbers and honest trade-offs. It assumes you will buy property as part of relocating.

The fundamentals haven't changed. The pricing has, and the tax has. Here's what to do about it.

The 2026 tax reality

Between 2009 and 2020, NHR exempted most foreign pension income for ten years. From April 2020, that softened to a **10% flat rate** on foreign pensions. On 31 December 2023, NHR closed to new entrants entirely. From 1 January 2024 the successor is IFICI (Incentivo Fiscal à Investigação Científica e Inovação), regulated by **Portaria n.º 352/2024/1**, amended by **Portaria n.º 52-A/2025/1**.

What IFICI does:

- **20% flat rate** on net Portuguese-source qualifying employment or self-employment income.
- Most foreign-source income (employment, self-employment, royalties, capital, rental, capital gains) **exempt** in Portugal but counted for rate determination on Portuguese income.
- **10 years**, non-renewable.

What IFICI does **not** do, materially: it does **not** exempt foreign pensions. Pensioners of IFICI beneficiaries pay standard Portuguese progressive IRS — up to 48%, plus solidarity surcharge above €80,000. This is the most consequential break from the old NHR.

The "10% sub-regime" rumour

A version of the IFICI debate in 2024–2025 floated a pension sub-regime that would apply a 10% flat rate to foreign pensions for ten years for new tax residents. Practitioners have been split. **As of 15 May 2026, no statutory amendment has reopened a pension carve-out under IFICI.** Some advisers continue to flag a possible claim; the Portal das Finanças FAQ does not list it. Treat it as a possible

benefit to confirm with a Portuguese tax adviser **before you move** — never as a guarantee, and never as the basis for moving.

What you should actually budget

Assume standard progressive IRS on your foreign pension. A pension-specific deduction of €4,587 is subtracted from gross before the brackets apply, so the first chunk pays nothing. Rough effective rates for a retired couple, joint return, standard deductions, no IFCI:

Annual gross pension (couple)	Approx. effective Portuguese tax
€30,000	8–11%
€50,000	14–17%
€80,000	20–24%
€120,000	26–30%

Foreign tax credits typically absorb most or all of the double-tax exposure on the home-country side.

Grandfathered NHR

If you obtained NHR status before the end of 2023, your benefits run out the rest of your ten-year window. The 10% on foreign pensions, the 20% on Portuguese-source qualified income, and the foreign-income exemptions you signed up for are protected. The closure was prospective.

Visa options for retirees

Pathway	Who it's for	Minimum reference	Lead time
D7 Passive Income	Non-EU retirees with stable passive income	€920/month (main) + family increments	4–8 months
D8 Digital Nomad	Pre-retirement, still earning remote	€3,680/month income	4–8 months
Golden Visa (D9)	HNW, minimum physical presence	€500k qualified fund (non-property)	12–24+ months
EU citizens	Anyone with EU/EEA/Swiss passport	—	1 day registration

D7 — the workhorse

The Portuguese minimum wage (RMMG) in 2026 is **€920/month**. The D7 references that figure: €920/month for the main applicant (\approx €11,040/year, or €12,880 over the 14-month Portuguese count

some consulates apply), plus **50% per spouse** (+€460), **30% per dependent child** (+€276), **50% per dependent parent**. A retired couple needs roughly **€16,560/year** in qualifying passive income — modest on paper.

In practice, consular discretion is material. Some consulates require **1.5×–2× the minimum** and meaningful savings (€11,000–€15,000 in a Portuguese account). Build the file accordingly.

Document checklist (typical):

- Passport (≥6 months validity)
- Criminal-record certificate from country of nationality and any recent residence country, apostilled and translated
- Proof of accommodation in Portugal (12-month rental contract or property deed; hotel bookings will not do)
- Proof of recurring income (pension statements, P60s, 1099s, brokerage statements)
- Portuguese bank account with the required savings
- NIF (obtainable remotely via fiscal representative)
- Travel insurance covering the entry window
- Application form and fees (~€90 consular + €170 residence permit)

Process: Apply at the Portuguese consulate in your home country. They issue a 4-month entry visa. Within those four months you travel to Portugal and attend an AIMA appointment (the agency that replaced SEF) for biometrics. The initial residence card is valid for two years, renewable for three, after which permanent residence and (after five years total) citizenship are on the table.

Golden Visa post-2023

Residential property and most real-estate-linked funds were stripped out in October 2023. What remains: €500,000 in a CMVM-regulated VC or PE fund with no real-estate exposure, €500,000 to research, €250,000 to cultural heritage, or job creation. For most retirees the Golden Visa now makes sense only if you want **residence rights without tax residence** — minimum stay is 7 days in year 1 and 14 days per two-year block thereafter.

EU / EEA / Swiss

No visa. Over 90 days, register at your local câmara for a Certificado de Registo de Cidadão da União Europeia (~€15, single-page). After five years it upgrades to permanent.

Choosing your region

The single decision that matters more than tax. Property prices below are mid-2026 idealista snapshots; treat them as orientation, not gospel — INE 2025 figures show the Algarve median at **€3,139/m²** and Greater Lisbon at **€3,439/m²** (full-year 2025, published April 2026).

Region	Best for	English	Property cost (€/m ²)	Healthcare reach	Watch-outs
Algarve (Tavira, Lagos, Lagoa, Carvoeiro, Vilamoura)	Active retirees, anglophone scene, golf	Very high coastal	3,200–5,500	HPA network; Faro public hospital	Summer crowds; inland heat
Lisbon city	Cultural retirees	Very high	5,500–9,000+	Strongest in country	Hilly, expensive
Cascais / Estoril	Cosmopolitan coastal	Very high	5,500–9,500	Excellent	Premium pricing
Silver Coast (Caldas, Óbidos, Nazaré)	Quieter, real town life	Growing	2,200–3,200	Caldas hospital; 1h Lisbon	Atlantic damp
Madeira	Subtropical, walkers	High in Funchal	3,500–5,500	Funchal hospital; complex cases flown to mainland	Island logistics
Inland Alentejo	Rural quiet, lowest budget	Low	1,500–2,500	Évora solid; rural distances long	40°C summers; slow resale
Porto / North	Wine, food, real winter	Good in Porto	3,000–5,500	CUF Porto; Hospital da Luz	Damp; steep hills

Healthcare reach – what we will and won't claim

The Algarve's dominant private network is **HPA Saúde**. Acquisitions and new hospital projects have been reported in the regional press (notably a CUF interest in HPA, with regulatory commitments around an additional Algarve hospital), but we have not been able to verify the operational details, completion dates or the announced Lusíadas Faro project to a primary source standard. Treat third-party retellings as provisional. The current network — HPA's Alvor, Gambelas and Faro units, plus Faro public hospital — is genuinely good and largely English-speaking today, and that is what to plan against.

In Lisbon and Cascais the private picture is mature: **CUF, Hospital da Luz, Lusíadas**. In Madeira, expect adequate routine care; complex specialties go to the mainland.

Property choice for retirees

This is where retirees most often make decisions they later regret. A few principles, in priority order:

- **Stairs.** Fine at 65, often not at 80. Single-floor villa or apartment with a reliable lift is the safer long-term bet. Two-storey villa? Confirm a stairlift is physically possible before you sign.
- **Walkability.** When you stop driving — and at some point you will — what is in walking distance? Bakery, pharmacy, GP, supermarket, café where you know the owner. If the answer isn't "all of these, ten minutes," reconsider. Beautiful rural villas become beautiful rural prisons.
- **Pool reality.** Pleasant in July–August. Costs €100–€200/month the other ten months and is a fall hazard. Many retirees end up grateful for a shared community pool instead of a private one.
- **Garden size.** Be honest about how much gardening you will actually do at 75. A 200 m² Mediterranean gravel-and-cacti garden is self-sustaining. A 1,500 m² lawn with mature trees is a part-time job.
- **Resort/condo with services vs standalone.** Gated condos with 24-hour security, on-site maintenance, shared amenities run 15–25% per m² over comparable standalone — and remove a lot of operational stress. For couples without local family, often money well spent.
- **Future-proofing.** Wide doorways (≥80 cm), step-free entry, downstairs or lift-floor bedroom, walk-in shower (not just a tub), reinforced bathroom walls for later grab-rails. None of this needs installing today; it needs to be *possible* without rebuilding.
- **Grandchildren.** A guest bedroom and a garden or beach within walking distance materially changes how often family will actually visit.

Retirement-specific developments

Portugal does not have a dense network of US/UK-style 55+ communities. A few well-established options:

- **Monte da Palhagueira (Santa Bárbara de Nexe, central Algarve)** — long-established 55+ village, independent villas, Anglican chapel, attached private nursing/care facility, UK family-run.
- **Algarve Senior Living (Alvor)** — assisted living with on-site clinical staff.
- **Resort-style serviced condos** in Vilamoura, Quinta do Lago, Vale do Lobo and Cascais — concierge-grade neighbourhood quality without the formal "retirement community" label.

If continuity of care matters (independent now, assisted later, nursing if needed), the dedicated villages are still the most reliable. If you want a more conventional neighbourhood feel, a serviced condo in a walkable town does the job at a lower price.

The buying process — what's different for retirees

Mechanics are the same as for any foreign buyer. The variations that matter at retirement:

NIF, fiscal representative, independent lawyer (1–1.5% + VAT) — non-negotiable. Never the seller's lawyer, never the agent's.

Mortgage, if you take one. Portuguese banks lend to retirees with constraints:

- Loan must be repaid by **age 75 (non-residents) or 80 (residents)** at most banks; some go to 85 with life cover.
- LTV typically **60–75%** for non-residents; up to 80% for residents on non-HPP, 90% for HPP residents.
- Pension income accepted, often with a haircut — banks want net pension covering roughly 3× the proposed instalment.
- May 2026 reference: **Euribor 6M ~2.55%** (the dominant variable index, BdP March 2026 data), 12M ~2.86%, 3M ~2.28% — quote ranges, not single numbers. Spread for retiree non-residents typically 1.0–1.5 pp; new-mortgage all-in around 3.5–4.5%.
- BdP stress test at index +3 pp on variable/mixed contracts with residual maturity >10 years.
- Mandatory life and home insurance via the bank. Life cover gets meaningfully more expensive after 70.

Many retirees over 70 pay cash. If you do borrow, do it at the start of the move while pension income and health are well-documented.

IMT and acquisition costs — primary residence (HPP), 2026

HPP brackets (continente) updated for 2026: first exemption tier €106,346, progressive scale to 7.5% above €1,150,853. The "Construir Portugal" housing package (**Lei n.º 9-A/2026, de 6 de março**, complementary decreto-lei promulgated 12 May 2026) introduces a flat **7.5% IMT on non-resident acquisitions of urban residential property**, with carve-outs for buyers who become tax-resident within 2 years (IMT refundable), Portuguese emigrants, and properties rented at moderate rents. **The decreto-lei must be issued by 2 September 2026 — until DR publication, the 7.5% flat is approved but not yet operational.** For most retirees relocating full-time, the HPP designation applies and the standard progressive scale governs.

Worked transaction costs, primary residence, continente:

Property price	IMT (HPP)	Stamp Duty 0.8%	Notary/registry/admin	Total taxes & fees
€300,000	~€8,580	€2,400	€1,500–€2,500	~€12,500–€13,500
€450,000	~€19,650	€3,600	€1,500–€2,500	~€24,750–€25,750
€600,000	~€32,150	€4,800	€1,500–€2,500	~€38,450–€39,450
€900,000	~€55,500	€7,200	€1,500–€3,000	~€64,200–€65,700

Add lawyer fees (1–1.5% + VAT), survey, mortgage arrangement. **Budget 8–10% of the purchase price** as total acquisition cost above the headline number.

IMT Jovem is a non-issue here: it applies only to first-time buyers ≤35 (full exemption to €330,539, partial to €660,982). Worth knowing if a child or grandchild buys.

Healthcare in retirement

The single most important practical question retirees ask, and Portugal answers it well — with one weak link.

SNS — the public system

Once you have a residence permit and NIF, register at your local centro de saúde for a **Número de Utente** and a family GP (médico de família). SNS care carries small co-payments (€4–€12, capped) or is free. Hospitals are public, capable, free at point of use; non-urgent specialist waits run 3–6 months, sometimes longer.

EU/EEA retirees receiving a state pension from their home country can register an **S1 form** — their home state continues to fund their healthcare in Portugal. Simpler and equally effective.

Private insurance

Most retirees combine SNS with private cover for speed, choice, and English-speaking staff. 2026 monthly premiums:

Profile	Monthly premium
Healthy 65, basic plan	€70–€110
Healthy 70, mid-tier	€110–€170
Healthy 75, comprehensive	€180–€280
Pre-existing conditions	premium + exclusions; many insurers cap new entrants at 70

Main providers: **Médis** (the "Vintage" plan targets over-70s), **Multicare**, **Tranquilidade** ("+55"), **Allianz**, **Fidelidade**. Read exclusions carefully — chronic-condition exclusions and annual hospitalisation caps are common. Some retirees keep an international policy (Cigna Global, Allianz Care) for catastrophic cover plus a domestic policy for routine care.

Long-term care — the weak link

Supply of high-quality, English-speaking nursing care is limited and concentrated in the Algarve and around Lisbon. Quality residential care typically costs **€2,500–€5,000+/month** with waiting lists. Many foreign retirees plan to **return to their home country if they need long-term residential care** — that scenario should shape your property purchase. A house hard to sell in a hurry, in a remote area, becomes a real problem when health changes.

Pension taxation by country

Tax outcomes depend on nationality, pension type, and the treaty version in force. The summaries below assume Portuguese tax residence without IFICI.

United Kingdom

The new **UK–Portugal Double Tax Convention** signed September 2025 entered into force on 20 January 2026, applying in Portugal from 1 January 2026 and in the UK from 6 April 2026.

- **UK State Pension, private/occupational pensions, SIPPs:** Portugal has **exclusive taxing rights** for Portuguese tax residents. The UK can no longer tax these.
- **Government service pensions** (Civil Service, NHS, armed forces): remain UK-taxed; not taxable in Portugal.
- **25% tax-free lump sum:** NOT recognised by Portugal once you are tax resident. **Crystallise before becoming Portuguese tax resident** if you want it tax-free.
- **QROPS transfers:** doable but increasingly complex; specialist advice.

United States

US citizens are taxed by the US on worldwide income for life, regardless of residence. The treaty mitigates:

- **Social Security:** taxable in Portugal (residence state). Saving clause means the US can also tax it; foreign tax credit on the US side prevents doubling.
- **401(k) / IRA / 403(b) distributions:** taxable in Portugal as pension income (Art. 20). Foreign tax credits.
- **Roth IRA:** nuanced. Tax-free in the US; Portugal does not automatically recognise the Roth's tax-free status. Qualified Portuguese tax advice matters.
- **Totalization Agreement (1989):** prevents double Social Security contributions; lets you combine work credits.

Canada

The 1999 treaty allocates pension taxing rights to residence (Portugal). **CPP, OAS, RRSP/RRIF withdrawals** taxable in Portugal at progressive rates; Canadian withholding is generally creditable.

Germany, France, Netherlands

- **Germany:** Portugal taxes residents' private pensions; civil-service pensions remain in Germany.
- **France:** French private pensions taxable in Portugal. Civil-service in France.
- **Netherlands:** more complex. Dutch state pension (AOW) and large occupational pensions can sometimes be taxed at source. Specialist advice essential.

Currency exchange

A 10% move in GBP/EUR or USD/EUR translates directly into a 10% change in your grocery budget. Practical tools:

- **Wise / Revolut** for day-to-day transfers and multi-currency cards.
- **Currencies Direct, Moneycorp, OFX, Halo Financial** for larger sums and **forward contracts** to lock a rate in advance.

- A reasonable strategy: a **6–12 month rolling euro buffer** in a Portuguese account, plus a forward for known large outflows (a property purchase).
-

Estate planning

The costliest mistakes here come from ignoring it too long.

Portuguese forced heirship (*legítima*)

Portuguese succession law reserves a portion of the estate for **herdeiros legitimários** — spouse, descendants, and ascendants where there are no descendants:

- Spouse + children together: **two-thirds**.
- Children only: **two-thirds**.
- Spouse only (no descendants/ascendants): **one-half**.
- Ascendants only: **one-third** (parents) or **one-quarter** (more distant).

The remainder ("quota disponível") can be left by will to anyone.

EU Succession Regulation 650/2012 ("Brussels IV")

If you are a non-Portuguese national, you can **opt to apply the law of your nationality** to your succession by stating so explicitly in a will. The standard work-around for retirees from full-testamentary-freedom countries (UK, US) who want to leave their estate as they choose. The election must be in writing, in a valid will, ideally in a Portuguese will dealing with Portuguese-situs assets.

Brussels IV regulates *succession law*, not *tax*. Choosing English law does not change Portuguese stamp duty.

Stamp duty on inheritance

Portugal abolished classic inheritance tax in 2004. What remains: **Imposto do Selo at 10%** on Portuguese-situs assets passing to **non-direct heirs** (siblings, nieces/nephews, friends, unmarried partners not in registered *união de facto*). **Direct heirs are exempt** — spouse, children, grandchildren, parents, grandparents. Even when exempt, heirs must file the inheritance declaration with Finanças within three months of death.

Practical recommendations

- Make a **Portuguese will** for Portuguese-situs assets. It speeds probate dramatically.
- Make an **opt-in Brussels IV declaration** in that will if you want home-country law.
- Keep your home-country will current for non-Portuguese assets.
- Unmarried partner? **Register your *união de facto*** to gain spousal protections and the 10% stamp-duty exemption.
- Talk to a cross-border lawyer **before** you finalise the property purchase — joint ownership has real estate-planning consequences.

Common retiree mistakes

A short list of regrets, drawn from a decade of seeing them play out:

1. **Buying before "test renting" 6–12 months.** A holiday memory of a place is not a residency reality. Rent first. Through a winter.
2. **Choosing a location on August–holiday memory.** August–Algarve and February–Algarve are different countries. Visit in February.
3. **Underestimating winter.** Portuguese homes are notoriously poorly insulated. December–February in the Algarve is genuinely chilly indoors (15–17 °C in unheated rooms is normal). Budget for proper heating, double glazing, a dehumidifier.
4. **Buying too remote.** A €280,000 farm in inland Alentejo is irresistible at viewing and unsellable when you need to leave. Drive times to a hospital matter.
5. **Underestimating transaction costs.** 8–10% on entry; capital-gains exposure on exit if it stops being your primary residence.
6. **Trusting "introductions".** Always your **own** independent lawyer.
7. **Currency exposure.** All liquid savings in your home currency while paying euros every month is a slow-motion margin call.
8. **Not learning any Portuguese.** Lifelong English-only works but boxes you into a small expat circle and a more transactional relationship with the country.
9. **Treating IFICI as a retirement plan.** It is not. The headline 20% is not for pensioners. The "10% pension sub-regime" is not currently in the law.

A realistic yearly budget

A retired couple in the Algarve, 2026 prices.

Scenario A — Property paid for, modest comfortable lifestyle

Item	Annual €
IMI (on €450k home)	1,400
Condo fees (resort/condo)	2,400
Utilities	2,400
Pool and garden	1,800
Home insurance	350
Car (insurance, fuel, service, depreciation)	3,500
Groceries	6,000
Eating out (3×/week incl. wine)	4,800
Health insurance (couple, mid-tier)	2,400
Out-of-pocket health	800
Travel (1 long, 2 short)	3,500
Clothing, gifts, phones, sundries	2,500
Total	~€31,850

A more frugal couple in Caldas da Rainha or rural Alentejo replicates the lifestyle for **€18,000–€24,000**.

Scenario B — Same lifestyle, €250k mortgage at ~4%

Add roughly **€14,400/yr** P&I (20-year term) and **€600** in life insurance — total ****€46,800/yr****.

Scenario C — Cascais, paid-for apartment, urban comfort

€38,000–€48,000/yr — higher condo fees, more restaurants, Lisbon-area car costs.

When things change — returning home, selling, surviving alone

The most resilient retirement plan accepts in advance that plans change. Health changes. Spouses die. Family priorities shift.

- **Capital gains.** Non-residents since the 2023 reform may elect the same regime as residents: **50% of the net gain enters IRS at progressive rates**, considering worldwide income for rate

determination. The previously cited "flat 28% on 100% of gain for non-residents" has been wrong since 2023. If the property is your **HPP** and you reinvest proceeds in another EU/EEA primary residence within 36 months (or 24 months before sale), you can **roll the gain forward**. Lei 9-A/2026 extends roll-over to reinvestment in residential property destined for rental at moderate prices (\leq €2,300/month).

- **Selling timeline.** Algarve coastal property in good condition, well-priced: 3–9 months. Rural inland, large family villas, anything quirky: 12–24+ months. Cascais and central Lisbon are relatively liquid in normal markets.
- **One spouse alone.** If one partner dies, the survivor often realises the property is too big, too remote, or too car-dependent to manage alone. Buying with this scenario in mind — a town with rich social life and walking distance to services — protects the surviving partner. This is not a morbid thought experiment; it is the most common single trigger for resale among retired buyers.
- **Returning home for care.** Keep enough capital outside your Portuguese property to fund a return-and-care scenario. The Portuguese property is the European chapter, not the whole retirement plan.

Conclusion

Portugal in 2026 is no longer the tax win it was a decade ago. The 10% foreign-pension rate is gone. IFICI is not for retirees. Property prices in the Algarve are higher than they were five years ago. The Golden Visa no longer accepts residential real estate.

And yet a retired couple, with a €350–500k single-floor villa or a comfortable apartment in Cascais or Caldas da Rainha, English-speaking healthcare nearby, an active community of expats and Portuguese friends, mild winters and beautiful summers — that life is achievable on **€30,000–€40,000 a year**, in one of Europe's safest countries, with EU citizenship rights at the end of it.

The retirees who do this well share a few habits. They **rent before they buy**. They **engage independent professionals** — not introductions. They learn some Portuguese. They choose a town with services they can walk to. They plan honestly for the day their health changes. None of it is complicated. All of it is worth doing properly. The decision worth making this month is which six months you will rent — not which house you will buy.

Related reading

- **Live in Portugal** — tax-timing of the move relative to property purchase, HPP sequencing, residency-vs-purchase order of operations.
- **Taxes and Costs of Buying Property in Portugal** — the canonical reference for IMT, Stamp Duty, AIMI and IMI calculations cited throughout this guide.
- **Where to Buy in the Algarve** — sub-region matchmaker for retirees who have narrowed to the Algarve but not to a town.

- **The Real Cost of Owning a Property in the Algarve** — running costs beyond the budget table above; the iceberg under the purchase price.
 - **When Buying Property in Portugal Does Not Make Sense** — the rent-vs-buy honest test, including the retirement profile.
-

How 2nd Haus can help

We are a **buyer-side advisory**, Algarve-focused. For retiree clients we run a **Retirement Buyer Audit** — independent of any agency, paid by you, in writing — that covers:

- A **walkability and care-resilience scoring** of any shortlisted property (stairs, future-proofing, distance to hospital, exit liquidity), priced from €750.
- A **tax-timing memo** coordinating your D7 application, NHR/IFICI assessment and property purchase with a Portuguese tax adviser of your choice, from €1,200.
- A **full buyer mandate** through to deed signature: shortlist, technical due diligence, negotiation, lawyer-coordination — typically 1.0–1.5% of purchase price.

We do not take commissions from agencies, developers or banks. We say no to clients regularly. If you want to talk it through, the first call is free and honest.

Sources

Primary sources

- Lei n.º 9-A/2026, de 6 de março — Diário da República
- Portal das Finanças — IFICI FAQ
- Portal das Finanças — IMT Jovem
- Banco de Portugal — LTV, DSTI and maturity limits
- BPstat — Euribor por prazo
- Vistos.MNE — D7 means of subsistence
- INE — Estatísticas de Preços da Habitação ao Nível Local
- SSA — US-Portugal Totalization Agreement

Professional / law firm guidance

- EY — Fim do RNH e introdução do IFICI
- Morais Leitão — Legal Alert: IFICI Regulation
- PwC Portugal — IMT novas tabelas práticas 2026
- PwC — Individual taxes on personal income
- OCC — IRS: mais-valias imobiliárias não residentes
- Cuatrecasas — Reduced VAT and tax benefits for housing

Further reading

- [Idealista](#) — Cost of retiring in Portugal 2026
 - [Blevins Franks](#) — Portugal's NHR 2.0
 - [Relocate Handbook](#) — UK pension Portugal tax
 - [Relocate Handbook](#) — US retirement in Portugal
-

Last updated: 15 May 2026. Verified against CANONICAL_FACTS.md (2026-05-15). This guide is refreshed each time the underlying legislation or Banco de Portugal macroprudential rules move materially — typically twice a year. Nothing here is tax or legal advice; speak to a Portuguese tax adviser and an independent lawyer before signing anything.

Want a buyer-side advisor on your specific case?

2nd Haus is a buyer-side real-estate consultancy specialised in the Algarve. We will tell you not to buy if that is the honest answer.

[Talk to 2nd Haus](#)

© 2nd Haus Real Estate · AMI License 15284 · This guide is general information, not legal or tax advice. Verify against your own professionals before signing anything.