

# Barcelona Property Due-Diligence Checklist

A practical checklist for international buyers who want to verify ownership, review documents, spot red flags, and avoid expensive mistakes before paying any deposit.

## Use this guide before you pay a reserva or arras.

It is designed to help you ask better questions, request the right documents, and sense-check whether a listing, seller, landlord, or deal flow feels legitimate.

Stage	What to check	Done
<b>Before the viewing</b>	Save the listing, agent details, ad copy, asking price, and key claims for later cross-checking.	■
<b>At first contact</b>	Ask who owns the property, who will sign, and whether they can provide a recent nota simple and matching ID.	■
<b>Before any deposit</b>	Confirm where funds would be sent and refuse personal IBANs, payment apps, crypto, or pressure to move fast.	■
<b>Before signing</b>	Have your own lawyer review the draft reservation or arras contract, documents, deadlines, and refund triggers.	■

## The documents to request

<b>Nota simple registral</b>	Shows ownership, charges, liens, usufructs, and some legal burdens.	Owner names, rights of use, mortgage entries, embargoes, and dates.
<b>DNI or NIE of seller / landlord</b>	Confirms the person dealing with you matches the title or has authority.	Same legal name as title, plus POA if someone else signs.
<b>Energy certificate and cedula de habitabilidad</b>	Basic compliance and habitability checks in Catalonia.	Valid document, property address, dates, and scope.
<b>Community documents</b>	Helps identify debts, monthly fees, and pending building issues.	Debt-free certificate, recent minutes, and planned works.
<b>IBI receipt and utility bills</b>	Useful for identity, address, and cost cross-checking.	Address consistency, owner name, and reference details.

## Red flags that should slow you down

Pressure to pay fast, refusal to show matching ID, inconsistent floor areas, personal-bank deposit requests, "black money" suggestions, and vague answers about community debts or licensing all deserve closer scrutiny.

## Deposit safety checklist

- Never pay in CASH. Always make a bank transfer, so you know where the money is going.
- Do not send money until ownership, identity, and the basic legal picture have been checked.
- Make sure the payment destination is documented clearly in the contract.
- Prefer a registered agency account or a notary-managed process over a personal bank account.
- Confirm what exactly triggers a refund, partial refund, or forfeiture.
- Avoid side agreements, cash-under-the-table requests, or payment instructions that change suddenly.
- Keep every email, WhatsApp message, invoice, receipt, and draft contract.

## Questions to ask before you move forward

Question	Why it matters
Who is the legal owner and who will sign?	Confirms whether you are dealing with the right person and whether a POA is needed.
Can you send a recent nota simple?	Lets your lawyer check title and burdens before money moves.
Where exactly will the deposit be paid, and under what written terms?	Reduces the risk of informal or unsafe payments.
Are there pending community works or debts?	These can materially affect cost and desirability after purchase.
Is there a valid tourist license claim, if advertised?	Many such claims are outdated, restricted, or false.

## If something feels off

Pause the process. Do not let momentum push you into sending funds or signing quickly. Stop transfers, speak to your bank if money has already moved, preserve all messages and receipts, and consult a qualified real estate lawyer. For criminal conduct or impersonation concerns, file a police report and report the listing to the portal or platform involved.

**Need a second set of eyes?**

Barcelona Home Hunter helps international buyers sense-check listings, compare neighborhoods, and coordinate with trusted legal professionals before deposits are paid.

This checklist is general information and not legal advice. Always confirm the latest requirements, documents, and legal implications with your own qualified lawyer and chosen notary.