

YOUR GUIDE TO IN
buying
a home
BARBADOS

TELDMANN
BUYERS AGENT



Why Invest in Barbados Real Estate?

Foreign investment in Barbados' real estate sector is experiencing significant growth — and with good reason. Here's what's driving the momentum

- **No restrictions** Non-nationals are permitted to acquire land and residential property with full freehold ownership rights
- **Attractive mortgage options** Non-residents may obtain financing through local financial institutions, including CIBC FirstCaribbean and Republic Bank
- **Stable legal system** Barbados operates under a British-derived legal system, providing a clear and reliable framework for contracts and property transactions
- **Rental potential** The robust tourism growth, especially in key areas like the West and South Coasts, is fueling strong demand for short-term rentals—presenting lucrative opportunities for investors.
- **High ROI areas** From the prestige of St. James to the coastal charm of Christ Church and the expansive landscapes of St. Philip, these locations promise enduring appeal and lasting property value

All information is obtained from sources considered reliable; however, it is subject to errors, omissions, changes in market conditions, laws, pricing, prior sale, or withdrawal without notice. No guarantee is made regarding the accuracy of descriptions, estimates, or the achievement of financial projections. Actual results may vary based on market conditions, tax policies, interest rates, and other factors. All measurements and square footages are approximate and should be independently verified by the customer. Clients are advised to consult their own professional advisors regarding tax, financial, and legal matters.



Why Buy?

There are many reasons to consider homeownership in Barbados:

- **Property Appreciation** Historically, property values in Barbados have appreciated steadily, making real estate a smart investment. Purchasing a home allows your money to grow over time while building long-term value.
- **Zero restriction on repatriation of income** Barbados allows full repatriation of income, capital, and dividends without extra taxes or penalties. With a competitive 9% tax rate and incentives for foreign businesses, the country offers a business-friendly environment for international investors.
- **Build Equity** As property values continue to rise in Barbados, the equity you build can be a powerful financial tool—whether you choose to upgrade to a larger home or grow your long-term savings.
- **Capital Improvements** In Barbados, investing in cosmetic or structural upgrades to your home can directly boost its value—unlike a rental, these improvements enhance both your living space and your investment.
- **Capital Gains** Barbados does not impose a Capital Gains Tax (CGT), which means that any gains made on the sale of property are not subject to tax. This tax exemption applies to both residential and commercial properties
- **Currency pegged to USD** Barbados' currency is pegged to the USD, offering exchange rate stability that supports predictable property values. Combined with investor-friendly property laws, this makes Barbados an attractive and secure market for foreign buyers.

All information is obtained from sources considered reliable; however, it is subject to errors, omissions, changes in market conditions, laws, pricing, prior sale, or withdrawal without notice. No guarantee is made regarding the accuracy of descriptions, estimates, or the achievement of financial projections. Actual results may vary based on market conditions, tax policies, interest rates, and other factors. All measurements and square footages are approximate and should be independently verified by the customer. Clients are advised to consult their own professional advisors regarding tax, financial, and legal matters.



Can Foreigners Buy Property in Barbados?

Yes, Foreigners are free to purchase property in Barbados without restrictions

As a foreign investor, you face no barriers to entry in Barbados—there is no requirement for a local partner, residency, or citizenship. The entire real estate market is open, whether your strategy is a vacation retreat, a retirement villa, or an income-generating rental.

Purchases can be structured flexibly—through a holding company, trust, or offshore entity—allowing you to align acquisitions with your preferred tax and wealth-planning advantages. Barbados welcomes international investors with a clear, accessible framework for property ownership.



Please note: Protect yourself against wire fraud. Before making any wire transfer, always call the receiving party to confirm the wire details.



Step-by-Step Guide to Buying Property in Barbados (For Foreigners)

- **Choose a Property Type**

Foreigners can buy:

Land only – build your dream home.

Villas or condos – for residence or rental income.

Commercial property – invest in tourism or business infrastructure.

- **Hire a Local Buyers Agent**

Work with a licensed, experienced Buyer's Agent who understands the unique requirements of international purchasers.

From pricing strategies to prime locations and navigating legalities, we ensure every step is seamless. Ready for guidance?

Reach out today for a complimentary consultation with Barbados' trusted buyer representation.

- **Make an Offer & Sign a Sales Agreement**

As your Buyer's Agent, we'll coordinate with your attorney to draft and present the offer. Once accepted, a 10%–15%

deposit is held securely in escrow. Need a trusted lawyer in Barbados? We'll connect you with top-tier legal professionals to guide your transaction with confidence.

- **Legal Due Diligence**

Your attorney plays a critical role in protecting your investment. They will:

- Verify clear title
- Ensure there are no outstanding taxes or encumbrances
- Review zoning and usage regulations

Choosing the right lawyer is essential. Unfortunately, we've seen foreign investors lose thousands by relying on the wrong legal guidance. As your Buyer's Agent, we connect you with trusted attorneys and provide end-to-end support—from identifying the right property to securing a seamless purchase.

Please note: Protect yourself against wire fraud. Before making any wire transfer, always call the receiving party to confirm the wire details.



Step-by-Step Guide to Buying Property in Barbados (For Foreigners)

- **Apply for the Central Bank of Barbados Registration**

Repatriating your funds upon resale is straightforward, provided your initial purchase is properly registered with the Central Bank of Barbados. While your attorney will typically manage this paperwork, as your Buyer's Agent we ensure compliance is handled correctly—safeguarding your capital and securing your investment returns.

- **Close the Sale**

At closing, you'll settle the remaining 90% of the property value, and the title will be officially transferred—typically within 3–6 months. However, we've seen foreign investors face costly delays or even failed transactions due to unforeseen issues and a lack of local market insight. As your Buyer's Agent, we safeguard against these risks to ensure a smooth, successful closing.

Please note: Protect yourself against wire fraud. Before making any wire transfer, always call the receiving party to confirm the wire details.

Comparing Condos, Co-ops and Houses

	House/Town houses	Condo
Ownership Type	Deed/Title	Deed/Title
Required Monthly Costs	RE Taxes, Homeowners Insurance, Water/Sewer, Heat/Hot Water	Common Charges, RE Taxes, Homeowners Insurance
Financial Requirements	Subject to Bank Approval	Funds to Close
Due Diligence	Inspection of Mechanicals, Roof, Electric, Property and Land	Offering Plan, Building Financials, Meeting Minutes, Management Questionnaire
Approval Process	Property Inspection and Bank Approval (if applicable)	Purchase Application
Renting Out/Subletting	At Owner's will but subject to what certificate of occupancy allows	At Owner's will, subject to technical approval and condo rules
Approx Closing Time Frame	1-2 months, depending on financing and seller time frame	2-3 Months from Contract Signing
Potential Additional Costs	Inspection and Survey, RE Atty, Title Ins	Capital Contribution, RE Atty, Inspection, Title Ins
Closing Costs	Ranges from 3-7% of purchase price	Ranges from 3-7% of purchase price



Types of Ownership



House/Townhome

Investors purchasing a townhouse or standalone home in Barbados receive full freehold ("fee simple") ownership, providing long-term security and control. Owners are responsible for property taxes, utilities (such as water, electricity, and gas), insurance, and any applicable common area fees.

All maintenance and repairs—including structural elements, HVAC, electrical, plumbing, and security systems—are the owner's responsibility unless professional property management is retained. Owners also maintain full authority over leasing or selling the property.

In addition to single-family homes, select properties are designated as multi-dwelling units (2–4 residences). Larger properties (5+ units) are considered commercial real estate and may be subject to additional zoning and regulatory considerations. Legal advice is recommended to explore rezoning potential or changes in property designation.



Types of Ownership



Condominium

Condominium ownership in Barbados closely mirrors traditional real estate ownership. Buyers receive freehold title by deed, covering both the individual unit and a proportional share of the development's common areas, such as lobbies, corridors, pools, and other shared amenities.

Owners are responsible for paying annual property taxes to the Government of Barbados, along with monthly common charges to the condominium's Board of Directors. These fees contribute to staffing, maintenance, building repairs, and capital improvements. While real estate taxes may be tax-deductible, common charges are not.

The Board of Directors, elected by condominium owners, is responsible for overseeing building operations, financial management, and enforcement of the community's "house rules."

Condominium sales are typically subject to a Right of First Refusal, granting the Board the option to purchase the unit under the same terms within 20 to 30 days of receiving a complete application package. This process helps maintain the integrity and stability of the development.



A modern balcony with a glass railing, potted plants, and a view of the ocean. The balcony is furnished with a wooden coffee table and a cushioned sofa. The text "DON'T WAIT TO BUY REAL ESTATE." is overlaid on the image.

"DON'T WAIT
TO BUY REAL
ESTATE."

BUY REAL
ESTATE AND
WAIT."

TELDMANN
BUYERS AGENT

Building Terms



Single Family Homes are usually 1 to 3 stories and are either single family homes or have been converted into multiple apartments (usually one per floor).

Historic Estate Homes are those built before World War II. These buildings tend to be recognized for features such as larger rooms and/or windows, hardwood floors and high ceilings.

Architectural Styles The architectural style of a home in Barbados plays a significant role in its identity, market appeal, and long-term value—particularly for investors and second-home buyers seeking both character and comfort. Barbadian residential architecture draws from a rich mix of historical influences and modern design principles, resulting in a unique blend of timeless elegance and contemporary living.

Traditional styles such as Georgian, Jacobean, Palladian, and Colonial architecture reflect the island's European heritage, often characterized by symmetrical facades, arched verandas, coral stone finishes, and high ceilings designed to enhance ventilation in the tropical climate.

In contrast, Tropical Modernism and Contemporary architecture bring clean lines, open-plan layouts, and seamless indoor-outdoor transitions—offering a more minimalist aesthetic while still embracing the island's climate and landscape.

Foreigners are welcome to purchase property or land in Barbados, as there are no significant ownership restrictions. However, non-residents must obtain approval from the Central Bank through the Exchange Control Authority. Additionally, all funds brought into the island for property transactions must be registered with the Central Bank, ensuring that owners can repatriate their proceeds smoothly should they decide to sell in the future.

Up-Front Purchase Costs

Here are costs, percentages, and fees you'll typically pay or see in the transaction:

Item	Rate / Typical Cost	Who Pays / Notes
Deposit	10% of purchase price	Paid by buyer, held by vendor's attorney until completion.
Legal fees (Attorney)	1% to 2.5% of the purchase price plus 17.5% VAT on those legal services	
Stamp duty	1% of purchase price	Generally paid by the seller, not the buyer.
Property Transfer Tax	12.5% on amounts above a threshold for "improved property" (first BBD\$150,000 exempt in many cases)	
Real estate agent's commission	5% of the selling price + VAT	Typically paid by the seller.
Proportionate Land Tax	Varies depending on when in the tax year the transaction occurs; buyer pays the pro-rated portion from date of purchase.	At Owner's will, subject to technical approval and condo rules
Out-of-pocket / miscellaneous	Fees for title search, survey, registration etc — may run into several hundred BBD	2-3 Months from Contract Signing

Ongoing (Annual / Recurrent) Costs

Land Tax / Property Tax:	This is based on either the improved value (with improvements / building) or the unimproved (site) value of the land. Rates are progressive, depending on size/value.
Insurance	Residential property insurance around 0.4% of property value. Commercial/hotel rates higher
Utilities, Maintenance, etc:	Electricity, water, telecommunications, general upkeep, if applicable condominium or home owners association fees, property management fees if you don't live there.



GLOBAL OFFICE LOCATION

BARBADOS

Westmoreland, St James , 00000

Phone: 246-571-2297

Thank You

EXCLUSIVE GLOBAL MEDIA

