

What is a Power of Attorney (POA)?

A POA is a legal document that allows individuals and companies to give power to named individuals or companies to undertake administrative tasks on their behalf.

The POA for a property transaction usually has limited power and a translation should be given to you in English so that you understand what you are signing. It is important that you understand what you are signing so Legalanswers will fully explain the content of the POA to you, including for how long the POA will remain in force.

Unless you intend to be in Spain on a regular basis, it will be much more convenient for you to grant a POA to Legalanswers. This allows your representative to attend the completion meeting on your behalf. It is a requirement in Spain that all buyers must be present to sign the title deed on completion unless they have given a POA to their representative to act on their behalf.

What are the risks if I do not have a POA?

If you or any person buying the property with you are unable to attend completion on the date agreed, completion of your purchase cannot take place and a penalty may be incurred. You may not be able to attend due to unforeseeable events beyond your control, such as health or transport problems.

How do I obtain a POA?

The POA must be signed in front of a Notary therefore Legalanswers will organise for you to sign the document when you are in Spain. The Notary will make a charge for this but you will be advised in advance the approximate costs.

Remember that all parties buying the property must be present at the Notaries office at the same time to sign the POA.

Advantages of a POA

A POA saves you having to attend the completion meeting, saving you time and travel costs.

Depending on the POA that is prepared for you by your lawyer, the same POA will allow Legalanswers to organise your annual property tax return and any connection of utilities that may be required.