

100 Things to Do After Purchasing Property in Spain

Basic formalities to start with.

1. Register the property in the Land and Mortgage Register.

You have up to 60 days to register the property in the Land and Mortgage Register after signing the sale agreement.

2. Pay the relevant taxes.

Within 30 days of signing the contract, or at the time of signing, you must pay VAT (if it is a newly built property) or the property transfer tax (if it is a resale property).

3. Finalize matters related to your old home.

Check whether all utility bills for your previous home have been settled or whether the landlord has returned your deposit if the property was rented.

4. Pay off the mortgage on the old property.

If you had a mortgage on the property, repay the outstanding debt so the property can be released from encumbrances.

5. Insure the property.

If you already had home insurance for your previous property, you will not be able to transfer it to the new one, but you can take out a new policy with the same insurance company.

6. Keep important documents in a safe place.

Store the notarial deed, mortgage agreement, insurance policy, and tax payment confirmations securely.

7. Prepare a first-aid kit with basic items: thermometer, bandage, plasters, painkillers, sterile gauze, saline solution...

8. Prepare an emergency kit.

In case of burglary, gas leak, fire, etc. Prepare an emergency kit with essential items for evacuation if needed.

9. Request a day off work for moving.

Did you know you are entitled to a day off for moving? Request it about 15 days in advance. Unfortunately, this applies only to residents of Spain.

10. Find out how much property tax (IBI) you will pay and when the payment deadlines are in your city so you can be prepared.

11. Confirm the change of ownership in the Cadastre.

The information will be updated within about five days after the notarial deed is approved.

12. Create a moving calendar with all steps.

Organize your move by setting deadlines for all tasks: hiring a moving company, packing personal items, etc.

13. Visit a tax advisor to learn how purchasing a new property will affect your tax return. Check how much you will pay and whether it applies to you.

14. Make an appointment at the population register and change your address.

Register at your new address to carry out other procedures, such as enrolling children in a nearby school or renewing your ID.

15. Make an appointment to update your ID card and passport.

Updating your address due to a change of residence is free of charge. This mainly applies to Spanish citizens.

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16. Change your address with Social Security (ZUS).

Update your address details in the ZUS database, either online or in person.

17. Update your mailing address with the tax office.

Change the registered address via your Tax Agency account, by registered mail, or in person.

18. Change the address for receiving traffic notifications with the DGT.

Update your address in the miDGT app, on the DGT online platform, or at any Traffic Office or Provincial Traffic Department.

19. Request an address change at your nearest bank branch.

Visit the nearest branch in your new place of residence to ensure bank correspondence is delivered correctly.

20. Change the address for standing orders and subscriptions.

For example, ask your internet service provider to update the address in your contract.

21. Change your healthcare center.

Visit the healthcare facility where you want to receive services after moving and request an administrative change.

22. Don't forget to update your address in food delivery and grocery apps.

It will only take a few seconds!

23. Also update your address in online shopping apps if you usually shop online, so all parcels are delivered correctly.

24. Transfer utilities.

Electricity, water, gas... Register utilities if the property is newly built, or change ownership to have them in your name.

25. Check the contracted electricity capacity.

If electricity is already connected, check whether the contracted capacity meets your needs.

26. Ask for recent bills to know average costs.

If it is a resale property, ask the previous owner about average monthly utility costs or request recent bills.

27. Arrange an internet service.

Compare several offers before signing an internet contract.

28. Set up the TV.

If the TV is new, organize the channels and log in to streaming platforms.

29. Set up your computer.

Configure your desktop computer, especially if you work remotely.

30. Connect smart devices.

Start setting up smart devices such as Alexa, a robot vacuum, etc.

31. Arrange an alarm system.

Check installation prices for an alarm service to feel safer.

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32. Cancel services related to your previous home.

Unsubscribe from your old gym, dance classes, or any services you no longer want.

33. Install a landline phone if needed.

If you already have a phone line and internet installed, connect the landline to start receiving calls.

34. Change the lock on the main entrance door.

For security reasons, change the lock. The cost is usually between €80 and €100.

35. Make copies of keys and distribute them.

Give spare keys to parents, siblings, or friends for emergencies or when you are away.

36. Get to know your neighbors.

Start conversations to make a good impression and integrate into the community.

37. Find out who the community president is.

This can be useful for future issues: questions, elevator breakdowns, shared fees, etc.

38. Ask for community keys.

If you didn't receive them, ask the previous owner or the community president.

39. Ask for the community bylaws.

Learn the rules regarding coexistence and use of common areas.

40. Find out when community meetings take place.

Check if any meetings are scheduled in the coming days or weeks.

41. Ask about planned future fees.

Talk to neighbors or ask at your first meeting.

42. Explore the neighborhood to understand its character.

Walk around to locate green areas, metro or bus stops, etc.

43. Locate the nearest supermarket and bakery.

44. Ask about prices at nearby fitness clubs.

New home, new life! Check gyms, yoga studios, Pilates centers...

45. Assess travel times.

Calculate how long it will take to get children to school or commute to work.

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Minor Repairs

46. Painting the property before moving in.

If you plan to paint the apartment, now is the perfect time—before the furniture arrives. It will be much more inconvenient after the move.

47. Checking the air conditioning in the new property.

Make sure the air conditioning or climate control system is working properly.

48. Checking the condition of radiators.

Clean and bleed the radiators to remove trapped air and ensure optimal performance.

49. Checking the gas installation.

Before moving in, make sure the gas system is in good condition.

50. Checking the electrical installation.

Inspect the wiring and electrical system to identify any potential defects.

51. Checking the plumbing.

Do the same with the pipes—check them yourself or ask a professional to assess the condition of the installation.

52. Installing power outlets where needed.

Install new outlets wherever you think you'll need access to electricity. You can do this yourself or hire an electrician.

53. Checking whether the property requires major renovation.

Kitchen, bathroom... consider what renovations you would like to carry out.

54. Starting the installation of small furniture items.

After painting, begin installing smaller items such as mirrors or hooks. Little by little, the home will start to take shape!

55. Securing large furniture for safety.

Take the opportunity to fix large pieces of furniture to the walls—for example, bathroom cabinets or the TV unit in the living room.

Moving in:

56. Preparing an inventory of everything you want to take.

It's time! To make sure nothing important is forgotten, create a list of everything you plan to move to your new home.

57. Planning furniture placement in the new home.

Draw a layout of the new property and plan where each piece of furniture will go.

58. Comparing offers from moving companies.

Not all moving companies charge the same rates. Compare and choose the best service at the best price.

59. Carefully packing valuable or fragile items.

Glass vases, TVs, musical instruments—wrap them in bubble wrap to protect them from shocks during the move.

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60. Removing old décor or furniture from the new property.

Get rid of any décor or furniture you don't want and pack everything you plan to keep.

61. Getting rid of unnecessary items or old clothes you don't want to move.

Let go of everything you don't want to take to your new home. Forget the "just in case" items!

62. Preparing one or two boxes with essentials for the first few days.

This is important! To avoid chaos during the first days, prepare one or two boxes with basic necessities.

63. Labeling all moving boxes to avoid losing anything.

Remember to label every box so unpacking later will be easier and more organized.

64. Making a record of the number of boxes before and after the move.

Write down the number of boxes and take photos to keep proper documentation.

65. Placing all boxes in the correct rooms.

Thanks to clear labels, you can place each box directly in the appropriate room.

66. Unpacking moving boxes room by room.

67. Setting up a relaxation area for the first days.

Prepare your rest area: assemble the bed, bedside tables, and everything you need for the first nights.

68. Setting up a workspace if you work remotely.

69. Installing household appliances.

Take care of setting up and starting your home appliances.

70. Doing the first grocery shopping to stock the fridge.

The fridge is running—now it's time to fill it with food.

71. Buying hygiene and personal care products.

Bathroom soap, shampoo, shower gel, toothpaste, shoe cleaner, sanitary products, razors...

72. Recycling the boxes left over after the move.

73. Adding a personal touch to feel at home.

Your new home, your style. Start personalizing it with photos, plants, and décor that reflects you.

74. Asking former neighbors to check your mailbox.

Even after changing your address, some mail may still arrive at your old place. Ask your former neighbors to keep an eye on your mailbox.

75. Creating a cleaning kit.

Prepare a cleaning kit with all the essentials: cloths, cleaning products, dishwasher tablets, detergent...

76. Doing a deep clean before moving in.

Before settling in, carry out a thorough cleaning or hire a professional cleaning service.

77. Assembling new and existing furniture.

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78. Making a list of missing furniture or household appliances.

Now that all the furniture is assembled, what is still missing in your home?

79. Adapting to the new space and storage.

Every home has different storage options. Adapt to the new space and consider whether you need new furniture such as dressers, wardrobes, or under-bed storage boxes.

80. Checking whether household appliances are working properly.

Run the appliances for the first time to make sure everything works without issues.

81. Running an empty wash cycle to clean the washing machine.

If the property already came with appliances, run the washing machine once without clothes to clean it internally.

82. Running an empty dishwasher cycle to clean it inside.

Do the same with the dishwasher: run a cycle without dishes, adding vinegar during the wash.

83. Keeping receipts and warranties for appliances and furniture.

Store all purchase receipts and warranties in one folder for your new home.

84. Putting everything in its place.

Clothes in wardrobes, towels and toiletries in the bathroom, shoes in the shoe cabinet—assign a place to every item.

85. Creating a weekly cleaning schedule.

Start your new routine with healthy household habits. Set up a weekly cleaning schedule so everyone knows their responsibilities.

86. Finding a place for recycling bins.

Choose the ideal spot in your home for a recycling station.

87. Creating a basic tool kit.

You'll appreciate this later! Put together a tool kit with essentials such as nails, screws, and screwdrivers.

88. Starting decoration with larger elements.

Begin by placing the largest decorative items, such as the sofa or shelving units. Once they're in the right spot, add smaller accessories and décor.

89. Looking for a new school for your children.

Choose a new school based on proximity, values, and the educational program.

90. Explaining the new situation to your children.

Changes can be stressful for them. Explain what moving home means and what to expect in the new neighborhood, emphasizing togetherness to reduce stress.

91. Visiting the new home with your children.

Let them explore the home at their own pace. Discover the surroundings and the new school together.

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92. Adapting the home if you have a baby.

Prepare the baby's room and secure furniture edges, electrical outlets, and other potential hazards.

93. Updating your pet's details in the official registry.

Update your pet's information in the REIAC animal registry (Spanish Network for the Identification of Companion Animals).

94. Helping your pet adapt to the new home.

Do everything you can to ensure your pet adjusts to the new home with as little stress as possible.

95. Maintaining your pet's schedules and routines.

To help your pet cope with the move, keep its daily routine unchanged: walking times, feeding hours, etc.

96. Scheduling a visit with a new veterinarian.

Take the opportunity to visit a new vet so they can meet your pet and obtain its medical records.

97. Applying for a resident parking permit.

If your property is located in the city center, apply for resident parking rights.

98. Looking for parking options in the area.

If you prefer to keep your car in a parking facility, check rental or purchase options for parking spaces nearby.

99. Locating the nearest gas station.

We all have a favorite gas station—better prices, no queues...

100. Inviting family and friends to a housewarming party!

At last! Everything is ready. Now relax and enjoy it. Order takeaway and invite friends and family over to celebrate your new home.

Congratulations on the purchase of your new home, and good luck!