

DOMINICAN REPUBLIC / INVESTOR OVERVIEW

A place for your next big vision.

Land. Hotels. Complete neighborhoods.

Explore a Caribbean location for a hospitality project, residential community, or long-term land strategy. The right opportunity begins with the intended use, the local market, and the documents behind the property.

A framework that welcomes foreign capital

Law 16-95 provides national treatment: foreign and domestic investors generally have the same investment rights and obligations, subject to restricted activities and applicable laws. ProDominicana also offers investment facilitation and foreign-investment registration services. [1]

Benefits matched to your project

Tourism, residency, and sector-specific programs may improve the economics of a qualifying investment. Eligibility follows the investor and approved activity; an ordinary land purchase does not establish entitlement.

Think locally before you buy

For coastal land, hotels, or complete developments, evaluate access, utilities, title, buildable area, permissions, realistic demand, and ongoing costs. Our area-document section is designed to bring that information together.

PRIVATE DESIGN BROCHURE | Educational overview, not an offer, return forecast, or legal or tax opinion. Confirm eligibility and current implementation with independent Dominican counsel and a qualified tax adviser before committing funds.

GOVERNMENT INCENTIVES / PROJECT APPROVAL REQUIRED

Tourism & development benefits

CONFOTUR | Law 158-01, as amended

Approved tourism projects may receive a 15-year exemption period under the applicable rules. Covered categories can include income tax, property transfers, IPI, company formation charges, construction-related fees, and eligible imports and ITBIS for construction and initial equipment. Financing relief and a qualifying-investment deduction may also be available. [2]

Require the project classification, tax implementation documents, covered parcels or units, applicable start date, and remaining term. A resale, bare plot, existing hotel, or neighborhood is not automatically covered. Establish the buyer-specific benefit before using any exemption in a financial model.

Other regimes to screen for relevant projects

Border development | Law 12-21

A special business incentive regime covers Pedernales, Independencia, Elías Piña, Dajabón, Montecristi, Santiago Rodríguez, and Batoruco. Classification and eligible operations matter; merely owning land there is insufficient. [7]

Export free zones | Law 8-90

Approved free-zone businesses and operators can access incentives, including authorized tax-free imports of eligible raw materials, machinery, and equipment. Ordinary residential land is not a free-zone operation. [8]

Renewable energy | Law 57-07

An eligible renewable-energy component may qualify for CNE-administered incentives. Verify the equipment, activity, approvals, and current rules separately from the land acquisition. [9]

Investor rights. Clear conditions.

Investor residency

DGM lists a permanent-residency investment route with a US\$200,000 minimum and certified foreign investment, plus visa, documentation, medical, and other requirements. A purchase price alone does not guarantee approval or citizenship. [3]

Retirees & rentistas | Law 171-07

Qualifying approved residents may receive a first-property transfer-tax exemption, 50% IPI relief, and qualifying mortgage-tax relief. Other provisions address certain capital gains, dividend/interest income, household effects, and vehicle importation. Pension and rentista income minimums, residence status, asset conditions, and administrative approvals must be checked. This is a separate eligibility route, not a benefit for every foreign land buyer. [4]

U.S. investors | CAFTA-DR

Chapter 10 provides protections for covered investments, including national treatment, minimum treatment standards, safeguards on expropriation and compensation, transfers, and conditional investor-state arbitration. Exceptions, reservations, investor definitions, and procedural requirements apply. These protections do not create a special U.S.-only land tax holiday or insure investment returns. [5]

U.S. tax planning remains necessary

U.S. citizens and resident aliens generally remain subject to U.S. tax on worldwide income. Dominican exemptions do not automatically eliminate U.S. taxes or reporting obligations. Review the ownership structure with a cross-border tax professional. [6]

Why invest in this area?

A property-specific research brief

No specific parcel or area report has been supplied. The following is the framework for the downloadable brochure attached to each real location; it is not a claim about any sample listing.

01 / Location & access

Document airport and road access, measured travel times, public access or easements, neighboring uses, and planned infrastructure with source dates.

02 / Land & development potential

Upload a current survey and parcel boundaries, title and liens evidence, zoning and density information, environmental constraints, and utility confirmations.

03 / Market & operating case

Use dated comparable sales and an independent feasibility study. For a hotel, review room inventory, occupancy, expenses, licenses, and operating records.

04 / Government benefit verification

Attach the actual project classification and tax documents. Show the eligible investor, activity, property, term, and outstanding approval conditions.

05 / Cost & risk review

Budget closing taxes and fees, holding costs, construction, financing, insurance, and exit costs. Review storm, flood, coastal, and environmental exposure.

Request the property information package

Tell us your preferred area, property type, budget, intended use, and timeframe through the website inquiry form. Ask for the area brochure and supporting PDFs before arranging your next step.

OFFICIAL REFERENCES / CLICKABLE SOURCE LINKS

Explore the source documents

1. ProDominicana | Foreign-investment FAQ

[Open official source](#)

2. Ministry of Tourism | CONFOTUR benefits

[Open official source](#)

3. DGM | Permanent residence as an investor

[Open official source](#)

4. DGII | Law 171-07

[Open official source](#)

5. USTR | CAFTA-DR, Chapter 10: Investment

[Open official source](#)

6. IRS | Publication 54

[Open official source](#)

7. DGII | Border development, Law 12-21

[Open official source](#)

8. CNZFE | Law 8-90 import exemption service

[Open official source](#)

9. CNE | Fiscal incentives

[Open official source](#)

Scope: the principal frameworks relevant to land, hotels, residential developments, and qualifying investor profiles. This is not an exhaustive catalogue of every Dominican incentive. Benefits can depend on amendments, classifications, tax administration, and individual facts. No sample property is represented as incentive-approved.