

Tax Exemption Benefits for Pre-Construction Real Estate in Punta Cana .



If you're considering investing in property in Punta Cana, buying pre-construction could be one of the smartest financial moves you can make — especially when the project is registered under the CONFOTUR Law (Law No. 158-01), which provides incredible tax exemptions for investors in the tourism and real estate sectors.

Understanding the CONFOTUR Law

What is CONFOTUR?

The CONFOTUR Law (Law No. 158-01) is a Dominican Republic initiative designed to stimulate tourism development through significant tax incentives for real estate investors and developers.

Strategic Focus

These benefits are particularly valuable in high-growth destinations like Punta Cana, which continues to be the fastest-growing tourism and real estate hub in the Caribbean.

The law creates a win-win situation for both the Dominican economy and foreign investors looking to maximize their returns in this tropical paradise.

Tax Benefits Under CONFOTUR

Transfer Tax Exemption

100% exemption from the 3% title transfer tax

Property Tax Relief

100% exemption from the annual property tax (IPI) for 15 years

Capital Gains Exemption

No capital gains tax if you resell the property during the exemption period

Rental Income Benefits

No rental income tax on vacation rentals during the 15 years (if applicable)

Dividend Tax Relief

No tax on company dividends for developers or investors

These tax breaks can represent thousands of dollars in savings, making your investment more profitable from day one.

Financial Impact of CONFOTUR Benefits



Potential Savings Example

On a \$300,000 property purchase:

- Save \$9,000 in transfer taxes immediately
- Save approximately \$30,000 in property taxes over 15 years
- Potential tax-free capital appreciation of 20-30% before delivery
- Tax-free rental income can significantly boost ROI

Why Buy Pre-Construction in Punta Cana?



Lower Purchase Prices

Pre-construction properties offer lower entry prices with flexible payment plans spread throughout the construction period.



Appreciation Potential

Properties often increase in value by 20–30% before delivery, creating instant equity.



Customization Options

Early buyers can often customize layouts, finishes, and other details to suit their preferences.

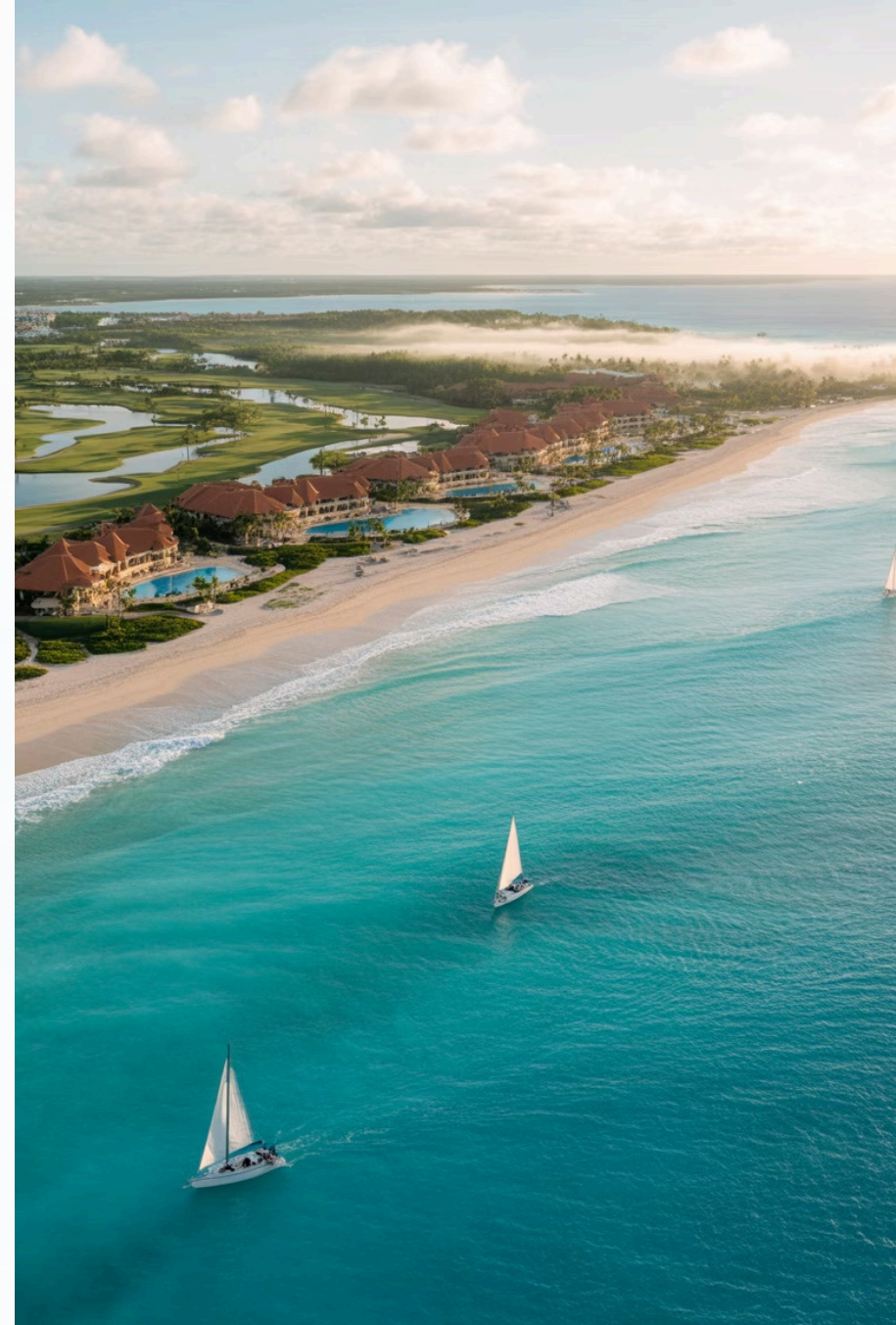
Additionally, pre-construction offers better inventory availability in prime locations and the full tax exemption package under CONFOTUR, maximizing your investment potential.

Punta Cana: A Strategic Investment Destination

Punta Cana continues to be the fastest-growing tourism and real estate hub in the Caribbean. With world-class beaches, international schools, medical centers, and a new wave of high-end developments, the region is ideal for both lifestyle buyers and investors.

Many CONFOTUR-approved projects are located in prime areas like Cap Cana, Bávaro, Cana Bay, and Downtown Punta Cana, offering something for every buyer profile — from beachfront condos and luxury developments with resort-style amenities.

CONFOTUR is granted to the developer once they are approved to receive these benefits. To obtain approval, the developer must comply with a list of requirements. Not all developments in town are eligible for this benefit.



Key Investment Areas in Punta Cana



Cap Cana

Exclusive gated community with marina, golf courses, and luxury amenities. Home to some of the most prestigious CONFOTUR projects.



Bávaro

Popular tourist area with beautiful beaches and a wide range of pre-construction options from affordable to luxury.



Downtown Punta Cana

Emerging urban center with commercial and residential developments offering convenience and amenities.

How to Identify CONFOTUR-Qualified Projects



Working with Certified Advisors

Always work with a certified real estate advisor who can guide you to CONFOTUR-approved projects. They should:

- Provide documentation of the project's CONFOTUR certification
- Connect you with trusted attorneys to ensure your purchase is 100% protected
- Offer full transparency about the development timeline and payment schedule
- Help you understand all legal advantages available as a foreign or local investor.

The Investment Process

Project Selection

Work with Caribbean Homes by GBH to identify CONFOTUR-approved projects that match your investment goals and budget.

Purchase Agreement

Sign a purchase agreement with clear payment terms and delivery timelines, with all tax exemptions explicitly stated.

Legal Verification

Engage with recommended attorneys to verify the project's CONFOTUR status and ensure all documentation is in order.

Property Delivery

Take possession of your completed property with all tax benefits in place for the next 15 years.

Investing Smarter in Punta Cana

"Buying pre-construction in Punta Cana is not just about saving money — it's about investing smarter, reducing your tax burden, and maximizing your return in a market full of potential."

Next Steps

- Contact Caribbean Homes By GBH for a list of current tax-exempt projects
- Schedule a consultation to discuss your investment goals
- Learn more about specific CONFOTUR benefits for your situation



Caribbean Homes By GBH is a real estate company dedicated to helping international buyers, investors, and families find the best property opportunities in Punta Cana and throughout the Dominican Republic.

Co-Founded and led by Genesis Brito — a real estate advisor with over 5 years of experience in the tourism and investment market — our mission is to provide honest, personalized, and complete guidance through every step of the buying, selling, or investment process.

We don't just sell properties — we help people build a new life in the Caribbean. Backed by a trusted network of attorneys, appraisers, inspectors, and contractors, we offer smart, secure, and profitable real estate solutions.

At Caribbean Homes By GBH , we believe you don't need millions to live in luxury and peace in Punta Cana — you just need the right guidance .

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