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EU residence permit information in LATVIA



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This is a brief overview of the qualification criteria for obtaining EU residency in Latvia. When acquiring an apartment at **Riga Waterfront**, you will be referred to a partner legal office that will assist you throughout all residency application procedures.

1. Main bullet points – requirements for Temporary Residence Permit (TRP) via real-estate investment

- Property must be non-agricultural, non-forest real estate in Latvia. (*residencies.io*)
- Investment threshold: if cadastral value is insufficient, a certified appraiser's report showing **market value $\geq$ €250,000** is required. (*residencies.io*)
- Pay **5 % of the real estate purchase value** into the state budget at the time of the first TRP application. (*pmlp.go*)
- Real estate must be purchased from a legal seller (legal entity or individual satisfying legal conditions) and transaction by non-cash payment. (*residencies.io*)
- Health insurance, clean criminal record, proof of funds, other standard TRP requirements. (*residencies.io*)
- The TRP is (in many cases) granted for up to 5 years. (*pmlp.gov.lv*)

2. Stay / physical presence requirement: how many days, how often per year?

- For **temporary residence permit (via investment)**: there is **no strict minimum number of days** you must stay in Latvia annually to *maintain* the permit; but you must visit **at least once per year** (for registration or re-registration). (*Immigrant Invest*)
 - For **permanent residence permit**, some sources indicate more stringent presence: e.g. "reside in the country for four years out of the five-year period" or **183 days per year** on average over the period. (*Henley & Partners*)
 - Another cited rule: you cannot be absent from Latvia for more than **six consecutive months**, or more than **one year in total** over the 5-year period when applying for **permanent residence**. (*IT CAMP*)
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3. Renewal of TRP: yearly or every five years?

- The TRP is often granted **for up to five years** in the investment (real estate) route. (*pmlp.gov.lv*)
 - However, the **residence permit card** (the physical ID card) must be **renewed annually** (i.e. the card is re-registered / renewed every year) even if the permit itself is valid for a 5-year term. (*estatelatvia.com*)
 - After the 5-year period, you may **renew the temporary permit** (if conditions still met) or **apply for permanent residence**. (*investinlatvia.org*)
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4. Tax obligations: do TRP holders become Latvian taxpayers or need tax declarations?

- Holding a temporary residence permit **does not automatically make someone a tax resident** of Latvia. (*artHauss*)
 - Whether a person becomes a tax resident depends on other criteria (duration of stay, center of vital interests, etc.) under Latvian tax law. (Sources imply you are **not required** to become taxpayer just because of permit). (*artHauss*)
 - However, if you derive income in Latvia (e.g. rent, business) you may have to file tax returns in Latvia for that Latvian-source income. (This is general principle in many jurisdictions; you should check Latvian tax law).
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5. Official source

- PMLP — Real estate owner (residence permit via real estate) (English):
<https://www.pmlp.gov.lv/en/real-estate-owner> (*pmlp.gov.lv*)
 - PMLP — Procedure of registration of residence permit:
<https://www.pmlp.gov.lv/en/procedure-registration-residence-permit> (*pmlp.gov.lv*)
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