FREE SHEET · INHERITANCE IN PUERTO RICO

You inherited a house.

The first steps, in order.

LUMAVI

Keep handy: Death certificate · Birth certificates · Marriage certificate, if any · House deed · Cadastral number (catastro)

1 Was there a will?

Poder Judicial · $5

Request a certificate from the Registro de Testamentos. Safest: in person or through your attorney or notary.

2 Declaration of heirs

Court or notary

If there's no will, it officially names who inherits (declaratoria de herederos).

3 Hacienda release

Hacienda · SURI

Without it you can't register, sell or withdraw bank funds. There's a deadline.

4 CRIM debt

CRIM

Request the debt certificate. It must be paid before you sell.

5 Heirs agree

Everyone signs

To sell the whole house, every heir signs. Off the island? Sign with a power of attorney.

6 The house in the heirs' names

Property Registry

It's registered at the Registro de la Propiedad. Until then, it stays in the name of the person who died.

Not sure where to start?

A virtual consultation helps you organize your case. From $25.

lumavipr.com/consultas →

Live off the island?

While the paperwork moves, Ojos en la Isla visits the house and sends you dated photos.

lumavipr.com/ojos →

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Rescatamos hogares pa' nuestra gente.

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