FREE BUYER GUIDE

Closing Costs in Paraguay

A real escribana quote, translated and explained line by line

1.96%
Total closing cost on this quote. Plan on about 2%.

Gs. 66.1M
Total paid to the escribana

$10,294
On a $525,701 purchase

This is a real quote from an escribana, the public notary who handles every property sale in Paraguay, for transferring a property in Asunción. All names and reference numbers have been removed. About half the bill is taxes the escribana pays to the government for you. The other half is the escribana's own work.

THE SUMMARY

	Guaraníes	US$	% of price
Purchase price	Gs. 3,375,000,000	$525,701	100%
Government taxes and fees	Gs. 35,546,616	$5,537	1.05%
Escribana services (fee, certificates, registration)	Gs. 30,542,098	$4,757	0.91%
Total paid to the escribana	**Gs. 66,088,714**	**$10,294**	**1.96%**

PART 1: GOVERNMENT TAXES AND FEES

Line on the quote, English meaning	Guaraníes	US$	% of price
Tasas Judiciales (Ventas) Court tax on the sale	Gs. 24,975,000	$3,890	0.74%
Tasas Judiciales (Crédito) Court tax on the credit portion	Gs. 55,751	$9	0.002%
Impuesto a la Venta Municipal (Ventas) City tax on the sale	Gs. 10,272,000	$1,600	0.30%
Impuesto a la Venta Municipal (Crédito) City tax on the credit portion	Gs. 147,000	$23	0.004%
Tasas Especiales Special registry fees	Gs. 96,865	$15	0.003%
Impuesto Inmobiliario Annual property tax owed	Gs. 0	$0	0%
Subtotal	**Gs. 35,546,616**	**$5,537**	**1.05%**

US$ at Gs. 6,420 per US$1 (November 26, 2026). The quote was issued in December 2025. Percentages stay the same at any exchange rate.

PART 2: ESCRIBANA SERVICES

Line on the quote, English meaning	Guaraníes	US$	% of price
Gastos administrativos Administrative fee	Gs. 613,261	$96	0.02%
Certificado Catastral Official land record	Gs. 245,304	$38	0.01%
Condiciones de Dominio Title check: owner, liens, mortgages	Gs. 245,304	$38	0.01%
Anotaciones Personales (x2) Court block check on 2 people	Gs. 490,609	$76	0.01%
Usufructo Vitalicio Lifetime use rights check	Gs. 245,304	$38	0.01%
Certificado ANDE No unpaid electricity	Gs. 245,304	$38	0.01%
Certificado ESSAP No unpaid water	Gs. 245,304	$38	0.01%
Copias / Testimonio Certified copy of the deed	Gs. 245,304	$38	0.01%
Inscripción Registral Filing at the Public Registry	Gs. 122,652	$19	0.004%
Honorarios Profesionales Escribana fee, 0.75% by law	Gs. 27,843,750	$4,337	0.83%
Subtotal (includes 10% IVA)	**Gs. 30,542,098**	**$4,757**	**0.91%**

WHAT EVERYTHING MEANS

Court tax (Tasas Judiciales)
The biggest single line on the bill. It pays for registering the transfer in the national property registry.

City tax (Impuesto a la Venta Municipal)
Asunción's tax on the sale. By law the escribana can't sign the deed until it's paid.

Crédito lines
Small charges that appear when part of the purchase involves financing.

Property tax (Impuesto Inmobiliario)
Zero here because the property was up to date. Any unpaid property tax has to be cleared before closing.

Title check (Condiciones de Dominio)
Shows who legally owns the property and whether there are mortgages, liens or court seizures on it. Your most important protection at closing.

Land record (Certificado Catastral)
Confirms the lot, its measurements and its tax account match what's being sold.

Personal checks (Anotaciones Personales)
Makes sure no court order blocks either person from selling or buying.

Lifetime use rights (Usufructo Vitalicio)
Confirms nobody keeps a right to live in or use the property after you buy.

ANDE and ESSAP
Proof there are no unpaid electricity or water bills left behind.

Testimonio and registration
The certified copy of the signed deed, filed at the Public Registry. This is what proves you own it.

Escribana fee (Honorarios Profesionales)
Set by law (Ley 1307/87), not by the escribana. Any deed over Gs. 200,000,000 pays 0.75% plus 10% IVA. Smaller deeds pay a higher percentage.

HOW YOU PAY IT

Per the quote, half is paid up front so the escribana can start pulling certificates, and the rest is paid when the deed is signed. If the price is in US dollars, the guaraní amounts move with the exchange rate until closing.

> Who pays it? There's no single rule. Sometimes the buyer pays the whole bill, sometimes buyer and seller split it. Put who pays in writing in your seña contract (the deposit agreement), and always ask for a written quote like this one.