

VERIFIED INVESTOR INTELLIGENCE REPORT · 2026 EDITION

Punta Cana *Investment Thesis*

Fiscal Architecture · Market Fundamentals · Legal
Framework · Infrastructure Synergy

Walter Colella

Licensed Real Estate Broker · RE/MAX Paradise
Punta Cana / Cap Cana, Dominican Republic

@WALT.REALESTATE · WA +1 809 763 9328

SECTION I

The Dominican Republic is the Caribbean's largest economy — and one of Latin America's most consistent growth performers over the past two decades.

5.0%

REAL GDP GROWTH 2024

U.S. Dept. of State · IMF Article IV 2025

\$4.51B

FDI INFLOWS 2024

Banco Central RD (BCRD) · ProDominicana

3.35%

INFLATION 2024 (6-YR LOW)

BCRD — within 4% ± 1% target

DATA SOURCES FOR THIS SECTION

U.S. Department of State 2025 Investment Climate Statement; IMF 2025 Article IV Mission Concluding Statement; ProDominicana FDI Performance Report (May 2025); Banco Central de la República Dominicana (BCRD) official press releases. All figures independently verifiable at the sources cited below each data point.

Why the Dominican Republic Stands Apart

The **U.S. Department of State's 2025 Investment Climate Statement** describes the Dominican Republic as "an upper middle-income country that has been one of the fastest-growing economies in Latin America over the past 50 years." Real GDP expanded 5% in 2024, beating projections from both domestic and international forecasters. The **IMF's 2025 Article IV Concluding Statement** confirms the current account deficit was fully financed by FDI, reflecting genuine investor confidence rather than debt-driven growth.

FDI surpassed \$4 billion for the **third consecutive year** in 2024, according to BCRD data, with real estate, tourism, energy, and transportation receiving the largest allocations. The World Bank projects continued average growth of 4.9% for 2025–2026, driven by structural reforms aimed at sustaining FDI attractiveness.

Tourism as Economic Engine

The Dominican Republic recorded **11.27 million visitor arrivals** through December 24, 2025 — already surpassing the full-year 2024 record of 11.19 million, according to Tourism Minister David Collado. The first half of 2025 alone recorded 6.14 million visitors, the highest H1 total in the country's history (Ministry of Tourism / MITUR). Tourism generated an estimated US\$2.614 billion to GDP in December 2025 alone and created 73,000 jobs in that single month.

Law 158-01 is the structural backbone of Punta Cana's investment case — a government-legislated framework that systematically reduces total cost of ownership and accelerates returns.

What the Law Actually Provides

Law No. 158-01 on the Promotion of Tourism Development, published October 1, 2001 and confirmed by the legal analysis firm HG.org citing Arthur & Castillo Attorneys at Law (licensed DR firm), grants the following exemptions to all individuals and enterprises investing in designated tourism zones:

TAX / OBLIGATION	STANDARD DR RATE	CONFOTUR EXEMPTION	DURATION
Property Transfer Tax (3%)	3% of appraised value	100% exempt	At purchase
Annual Property Tax (IPI)	1% on surplus above ~\$166K USD	100% exempt	Up to 15 years
Income Tax (corporate)	27%	100% exempt	Up to 15 years
Import Duties & ITBIS (18%)	18% VAT + customs duties	100% exempt	Setup / construction phase
Construction Permits	Varies by municipality	100% exempt	Project duration
Dividend Withholding	10%	100% exempt	Exemption period

CRITICAL DUE DILIGENCE POINTS

CONFOTUR benefits attach to the approved *project*, not automatically to every resale. Investors must verify: (1) The specific Resolution number and active status; (2) The exact start date of the 15-year period; (3) That the unit purchased is listed in the approved Resolution. Secondary purchases from individual sellers — rather than the developer — may require legal review to confirm benefit transferability. Always engage a licensed Dominican attorney before signing.

Free Zone Regime — Law 8-90

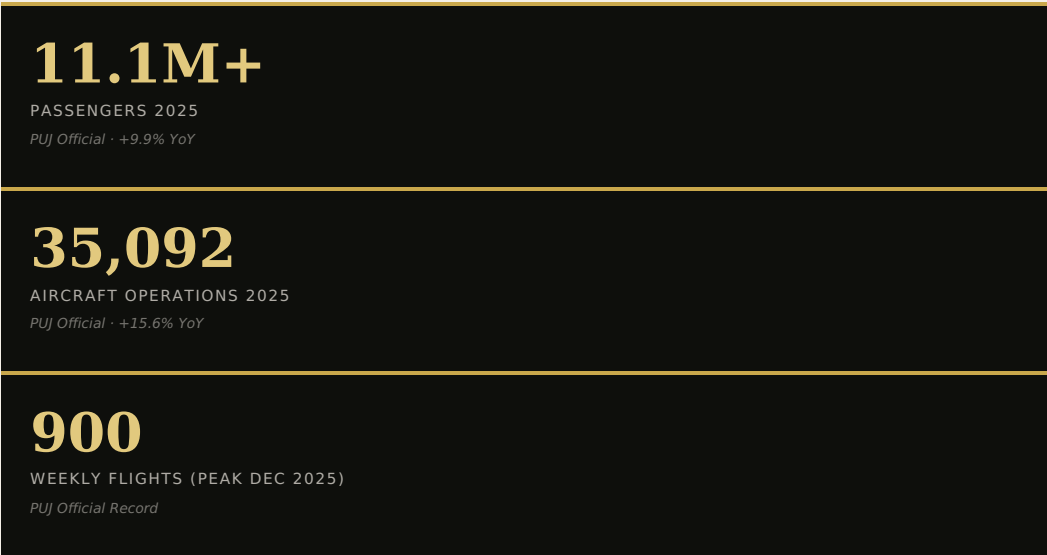
The Punta Cana Free Trade Zone (PCFTZ), inaugurated as the region's first airport-integrated logistics park, operates under **Law 8-90**, which the **U.S. State Department's 2025 Investment Climate Statement** confirms "provides for complete exemption from all taxes, duties, charges, and fees affecting production and export activities in the zones." This creates a parallel fiscal pathway for commercial investors in logistics, pharmaceuticals, aerospace MRO, and electronics.

Sources: HG.org — hg.org/legal-articles/dominican-law-158-01 (citing Arthur & Castillo, Attorneys at Law DR) · ICLG.com Briefings — iclg.com/briefing/21960 · U.S. Dept. of State ICS 2025 — state.gov · Dominican Tax Authority (DGII) — dgii.gov.do

Punta Cana's private infrastructure insulates it from the volatility that affects other Caribbean destinations — beginning with the world's first privately owned international airport.

Punta Cana International Airport (PUJ) — 2025 Performance

The following data is sourced directly from **Punta Cana International Airport's official press release** (puntacanainternationalairport.com) and independently confirmed by DMK Abogados:



PUJ connects 81 international airports across 26 countries. It holds **Level 3 ACI Customer Experience Accreditation**, a **4-Star Skytrax rating**, and is recertified under **ISO 9001 and ISO 14001** standards — all independently verified quality benchmarks. The airport has been recognized by Airports Council International (ACI) as "Best Airport by Size and Region" in the Caribbean/Latin America category for eight consecutive years (2015–2023).

Punta Cana Free Trade Zone (PCFTZ) — Law 8-90

The PCFTZ, inaugurated adjacent to PUJ, is the Caribbean's first airport-integrated logistics park. The following technical specifications are drawn from the **official PCFTZ factsheet** published by Punta Cana International Airport:

COMPONENT	TECHNICAL SPECIFICATION
Total Land Area	742,616 m² (official PCFTZ factsheet)
Air Cargo Terminal	8,600 m² with cold storage (2,400 m²) & pre-cooling (1,600 m²)
MRO Hangar	27,000 m² · 10 aircraft positions (Airbus 319/320/321/330 · Boeing 737/777)
Logistics Center	15,890 m² · 10m height clearance

Energy: CEPM (Consorcio Energético Punta Cana-Macao)

Punta Cana operates on a **standalone, privately-managed energy grid** — separate from the national SENI system — managed by CEPM, a subsidiary of InterEnergy Group. According to **InterEnergy's investor portal** (interenergy.com/investors-portal/cepm-investors/), CEPM holds the highest credit rating (AAA by Fitch) among Dominican local electric companies. InterEnergy maintains over 2.2 GW of capacity across the Caribbean and Latin America. CEPM has integrated an **8.25 MW wind power plant** (documented by IFC/World Bank) to reduce diesel dependency.

Sources: PUJ Official Press Release — puntacanainternationalairport.com · DMK Abogados — dmklawyers.com · PCFTZ Factsheet — puntacanainternationalairport.com/images/pdf/FACTSHEETS-BROCHURES/PCFTZ-Factsheet-ENG.pdf · InterEnergy Investor Portal — interenergy.com · IFC/World Bank Wind Project — documents1.worldbank.org · U.S. State Dept. ICS 2025

The Dominican Constitution grants foreigners identical property rights to citizens — no local partners required, no restrictions on capital repatriation.

Equal Protection — Constitutional Guarantee

The Dominican Constitution's "equal protection" clause is the foundational investor right: foreigners enjoy the same rights as citizens to purchase, own, and transfer real estate. There are no requirements for local partners, government approvals for residential purchases, or restrictions on repatriation of profits and capital. This is confirmed by Guzmán Ariza, one of the DR's leading law firms (drlawyer.com), and cited across multiple independent legal analyses.

The Acquisition Process — Three Binding Stages

PHASE	DOCUMENT	KEY LEGAL EFFECT
1. Due Diligence	Title Search, IPI Clearance, RNC verification	Confirms clean title, no liens/mortgages
2. Promise of Sale	Notarized Contrato de Promesa + 10% escrow deposit	Legally binding, secures property rights
3. Technical Survey	Deslinde (georeferenced boundary survey)	Government-guaranteed title, immune to boundary disputes
4. Closing	Notarized Contrato de Venta	Legal transfer of ownership
5. Registration	3% transfer tax receipt + Title Registry	Title officially recorded (waived under CONFOTUR)

DESLINDE: NON-NEGOTIABLE

Only purchase properties with a **completed Deslinde**. This georeferenced, government-guaranteed title eliminates boundary disputes — a common issue in older or rural land acquisitions. (Source: Guzmán Ariza — drlawyer.com)

Inheritance: Dominican "Forced Heirship" Law

Under the principle of *lex rei sitae*, Dominican law governs all real estate located in the Dominican Republic — regardless of the owner's nationality or the provisions of a foreign will. The Dominican Republic enforces a **"forced heirship" (reserva)** regime derived from the Napoleonic Code:

- 1 child → 50% of estate is reserved
- 2 children → 2/3 reserved and divided equally
- 3+ children → 3/4 reserved and divided equally

Inheritance taxes are **3% for resident heirs** and **4.5% for non-resident heirs**. Probate typically takes 6–12 months. Many investors use offshore holding structures or a registered "Dominican Will" to manage estate planning. Consult a licensed Dominican attorney.

Environmental Compliance — Law 64-00

All real estate projects require environmental permits from the Ministry of the Environment under **General Law 64-00**. Projects are categorized A-D by impact level, each requiring a corresponding Environmental Impact Study or Constancy. Failure to obtain permits can result in administrative, civil, or criminal liability. (Source: Guzmán Ariza / [drlawyer.com](#) — Environmental Permits in the DR)

Sources: Guzmán Ariza Law Firm — [drlawyer.com/buying-real-estate-in-the-dominican-republic](#) · [drlawyer.com/introduction-to-the-legal-framework](#) · [drlawyer.com/environmental-permits-dominican-republic](#) · [HG.org](#) / Arthur & Castillo — [hg.org/legal-articles](#) · Dominican Constitution — [tribunalconstitucional.gob.do](#)

SECTION V

Punta Cana offers a rare convergence of institutional fiscal incentives, constitutional foreign investor protections, and world-class private infrastructure — in a single Caribbean market.

15 yrs

CONFOTUR TAX HOLIDAY

Law 158-01 · IPI + Transfer Tax + Income Tax

81

INTERNATIONAL AIRPORTS CONNECTED VIA PUJ

PUJ Official · 26 countries, 2025

11.27M

DR VISITOR ARRIVALS 2025

MITUR / Minister Collado Official Statement

\$4.51B

FDI INTO DR 2024

BCRD · 3rd consecutive year above \$4B

Before You Invest — Essential Checklist

- ◆ **Verify CONFOTUR Resolution:** Confirm the specific Resolution number, its active status, and that your exact unit is listed — not just the development. Check the start date of the 15-year period.
- ◆ **Demand a Completed Deslinde:** Only purchase properties with a georeferenced, government-registered boundary survey. This is non-negotiable for title security.
- ◆ **Engage a Licensed Dominican Attorney:** Not an agent-recommended "lawyer." A fully independent, licensed attorney should perform the title search and review the Contrato de Promesa before your 10% deposit is released from escrow.
- ◆ **Confirm Environmental Permits:** Any development should have the appropriate Category A-D permit from the Ministry of Environment (Law 64-00). Request documentation prior to signing.
- ◆ **Plan for Forced Heirship:** If you have children, Dominican forced heirship law will apply to your property. Consult your attorney about offshore holding structures or a registered Dominican Will.
- ◆ **Understand the CEPM Grid Coverage:** Properties within the CEPM energy grid (the private Punta Cana energy system) enjoy significantly higher reliability than properties connected to the national SENI grid. Confirm your development's energy provider.
- ◆ **Evaluate PCFTZ Proximity for Commercial Investments:** The Free Trade Zone (Law 8-90) offers 100% tax exemption for logistics, manufacturing, and aerospace MRO investors operating within PCFTZ boundaries.

Data Transparency Notice

SOURCE VALIDATION POLICY

This guide deliberately excludes yield, appreciation, and rental income projections derived from real estate agency marketing materials. All macroeconomic data is sourced from: the Dominican Republic Central Bank (BCRD), the IMF, the World Bank, the U.S. Department of State, the Ministry of Tourism (MITUR), ProDominicana, and official airport/infrastructure operators. Legal framework information is sourced exclusively from licensed Dominican law firms or formally published legal analyses. Where specific figures are contested or vary by market micro-segment, figures have been omitted rather than approximated. Investors should conduct independent due diligence and engage licensed local professionals before any acquisition.

Key institutional sources: Banco Central RD (bancentral.gov.do) · MITUR (turismo.gob.do) · ProDominicana (prodominicana.gob.do) · DGII (dgii.gov.do) · IMF (imf.org) · World Bank (worldbank.org) · U.S. State Dept. (state.gov) · PUJ Airport (puntacanainternationalairport.com) · Guzmán Ariza (drlawyer.com) · HG.org / Arthur & Castillo · InterEnergy (interenergy.com)

RE/MAX PARADISE · PUNTA CANA

Walter Colella

LICENSED REAL ESTATE BROKER · DOMINICAN REPUBLIC

WHATSAPP / MOBILE

+1 809 763 9328

INSTAGRAM

@walt.realestate

AREA OF EXPERTISE

Punta Cana · Cap Cana · Bávaro

Foreign Investor Advisory · Luxury & Resort Property

This guide is prepared for informational purposes only and does not constitute financial, legal, or investment advice. All data is sourced from publicly available government and institutional publications. Tax laws and incentives are subject to change. Investors must conduct independent due diligence and engage licensed Dominican legal counsel prior to any transaction. © 2026 Walter Colella · RE/MAX Paradise.