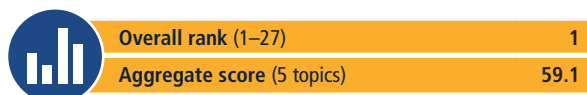


# SÃO PAULO



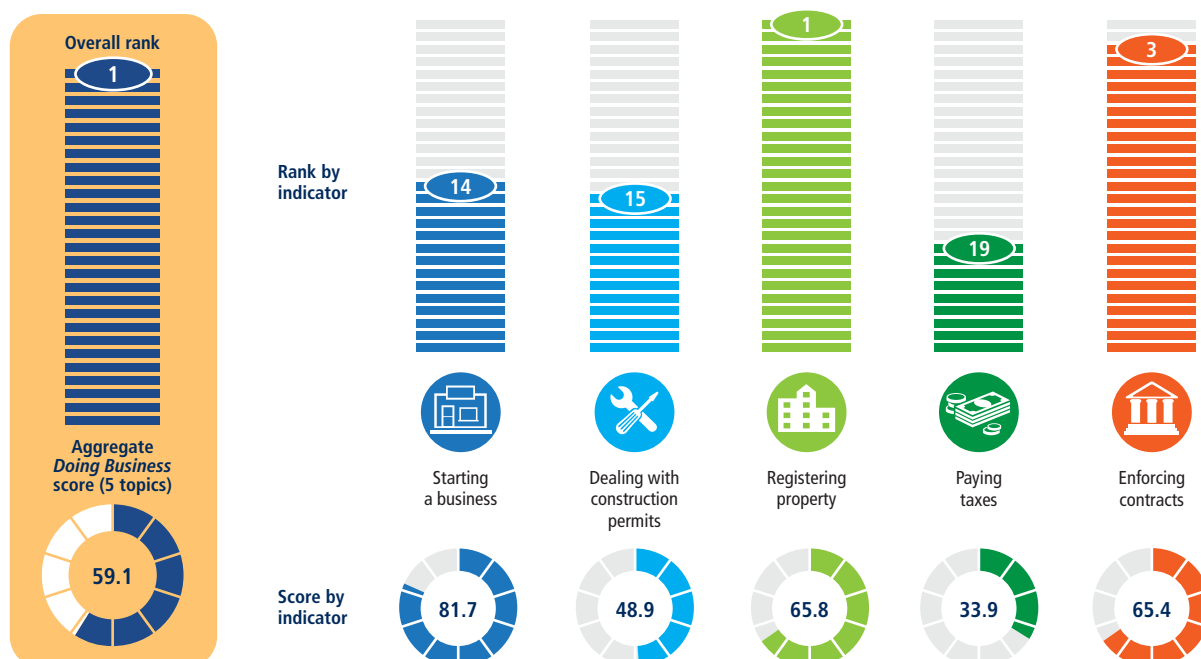
<b>Starting a business (rank)</b>	<b>14</b>
<i>Doing Business</i> score (0–100)	81.7
Procedures (number)	11
Time (days)	13.5
Cost (% of income per capita)	2.7
Paid-in minimum capital (% of income per capita)	0.0

<b>Dealing with construction permits (rank)</b>	<b>15</b>
<i>Doing Business</i> score (0–100)	48.9
Procedures (number)	18
Time (days)	382.5
Cost (% of warehouse value)	1.2
Building quality control index (0–15)	8.0

<b>Registering property (rank)</b>	<b>1</b>
<i>Doing Business</i> score (0–100)	65.8
Procedures (number)	8
Time (days)	21
Cost (% of property value)	3.6
Quality of land administration index (0–30)	16.5

<b>Paying taxes (rank)</b>	<b>19</b>
<i>Doing Business</i> score (0–100)	33.9
Payments (number)	10
Time (hours per year)	1,501
TTCR (% of profit)	65.8
Postfiling index (0–100)	7.8

<b>Enforcing contracts (rank)</b>	<b>3</b>
<i>Doing Business</i> score (0–100)	65.4
Time (days)	731
Cost (% of claim value)	20.7
Quality of judicial processes index (0–18)	12.5



Source: *Doing Business* and *Subnational Doing Business* database.

Note: The data for Rio de Janeiro and São Paulo are not considered official until published by the *Doing Business 2021* report.



## STARTING A BUSINESS

### LIST OF PROCEDURES

*Legal form: Limited Liability Company  
Paid-in minimum capital requirement: No minimum  
Data as of: September 1st, 2020*

#### Procedure 1. Check the availability of the company name and the feasibility of the location

**Agency:** Municipality / Commercial Registry (via Redesim)  
**Time:** Less than one day (online procedure)  
**Cost:** No cost

#### Procedure 2. Apply for registration with the Federal Tax Authority (Receita Federal)

**Agency:** Federal Tax Authority  
**Time:** 3 days  
**Cost:** No cost

#### Procedure 3. Pay registration fees

**Agency:** Commercial bank  
**Time:** Less than one day (online procedure)  
**Cost:** No cost (fee included in procedure 4)

#### Procedure 4. Register with the state commercial registry to complete registration with the federal and state tax authorities to obtain the National Corporate Taxpayer Registry (CNPJ) and the Company Registration Identification Number (NIRE)

**Agency:** Commercial Registry  
**Time:** 3 days  
**Cost:** R\$138.05 (service fee for using the decentralized services)

#### Procedure 5. Register with the municipal tax agency

**Agency:** Municipal Secretariat of Finance  
**Time:** Less than one day (online procedure)  
**Cost:** No cost

#### Procedure 6. Obtain a digital certificate (e-CNPJ) in order to issue electronic invoices

**Agency:** Digital e-certifier  
**Time:** 2 days  
**Cost:** R\$247.50

#### Procedure 7. Obtain the operations license

**Agency:** Municipality  
**Time:** 2 days  
**Cost:** No cost

#### Procedure 8\*. Pay the operating fee

**Agency:** Commercial bank  
**Time:** Less than one day (online procedure)  
**Cost:** R\$509.54 (fee for retailing business - the fee may vary in accordance with the company's activities)

#### Procedure 9\*. Update employees' information with Social Security (Programa de Integração Social - PIS)

**Agency:** Federal Savings Bank (Caixa Econômica Federal)  
**Time:** 1 day  
**Cost:** No cost

#### Procedure 10\*. Notify the General Cadaster of Employed and Unemployed Workers - CAGED - or eSocial

**Agency:** Ministry of Economy  
**Time:** Less than one day (online procedure)  
**Cost:** No cost

#### Procedure 11\*. Register with the Employers' Union and with the Employees' Union

**Agency:** Employers' Union and Employees' Union  
**Time:** 1 day  
**Cost:** No cost

*Note: For detailed information on each procedure, see <https://www.doingbusiness.org/brazil>.*



## DEALING WITH CONSTRUCTION PERMITS

### LIST OF PROCEDURES

*Estimated value of warehouse: R\$1,674,131  
Data as of: September 1st, 2020*

#### Procedure 1. Request and obtain proof of land ownership from the property registry

**Agency:** Property registry  
**Time:** 1 day  
**Cost:** R\$55 [Property registry fee]

#### Procedure 2. Obtain results of Soil study

**Agency:** Private agency  
**Time:** 15 days  
**Cost:** R\$4,000

#### Procedure 3\*. Obtain results of topographical study

**Agency:** Private licensed company  
**Time:** 5 days  
**Cost:** R\$6,500

**Procedure 4\*. Obtain Technical Term of Responsibility -ART (or RRT)****Agency:** Engineers Syndicate (Crea) or Architects Syndicate (Cau)**Time:** Less than one day (online procedure)**Cost:** R\$234 (Fixed price for contracts over R\$15,000.01)**Procedure 5\*. Request and obtain proof of land tax payment from the Treasury Department of the Municipality****Agency:** Secretary of Finance (Municipality)**Time:** Less than one day (online procedure)**Cost:** No cost**Procedure 6. Request and obtain construction approval permit and construction execution permit****Agency:** Secretary of Licensing (Municipality)**Time:** 274 days**Cost:** R\$7,315 [R\$5.01 \* 1,300m<sup>2</sup> = R\$6,513 (construction approval fee) + R\$802.19 (construction execution fee)]**Procedure 7. Register construction at the National Registry of Construction Works (CNO)****Agency:** Federal Revenue Service**Time:** Less than one day (online procedure)**Cost:** No cost**Procedure 8. Receive random inspection from Municipality****Agency:** Municipality**Time:** 1 day**Cost:** No cost**Procedure 9. Receive labor inspection from Labor Public Attorneys Office****Agency:** Labor Public Attorneys' Office**Time:** 1 day**Cost:** No cost**Procedure 10. Request inspection from Fire Department****Agency:** Fire Department**Time:** Less than one day (online procedure)**Cost:** No cost**Procedure 11. Receive inspection from Fire Department****Agency:** Fire Department**Time:** 1 day**Cost:** No cost**Procedure 12. Obtain Fire Department Certificate (Certificado de Aprovação - AVCB)****Agency:** Fire Department**Time:** 29 days**Cost:** R\$215**Procedure 13. Request and obtain Tributary Declaration of Conclusion of the Construction (DTCO)****Agency:** Secretary of Finance (Municipality)**Time:** Less than one day (online procedure)**Cost:** No cost**Procedure 14. Request and obtain Certificate of Tax Payment (Certificado de Quitação do ISS).****Agency:** Secretary of Finance (Municipality)**Time:** Less than one day (online procedure)**Cost:** No cost**Procedure 15. Obtain certificate of occupancy ("Habite-se")****Agency:** Secretary of Licensing (Municipality)**Time:** 28 days**Cost:** No cost**Procedure 16. Close CNO registration and obtain debt clearance certificate****Agency:** Federal Revenue Service**Time:** Less than one day (online procedure)**Cost:** No cost**Procedure 17. Request and connect to water and sewage****Agency:** Water and Sewerage Agency**Time:** 30 days**Cost:** No cost**Procedure 18\*. Register building with the property registry****Agency:** Property registry**Time:** 15 days**Cost:** R\$1,402 (Registration fee)

*Note: For detailed information on each procedure, see <https://www.doingbusiness.org/brazil>.*

**BUILDING QUALITY CONTROL INDEX**

	Score
<b>Building quality control index (0–15)</b>	<b>8.0</b>
Quality of building regulations index (0–2)	2.0
Quality control before construction index (0–1)	1.0
Quality control during construction index (0–3)	0.0
Quality control after construction index (0–3)	2.0
Liability and insurance regimes index (0–2)	1.0
Professional certifications index (0–4)	2.0

*Note: For a list of all components, questions and results on this index, refer to the "Quality indexes details" section.*



## REGISTERING PROPERTY

### LIST OF PROCEDURES

Estimated property value: R\$1,674,131  
Data as of: September 1st, 2020

#### Procedure 1. Obtain certificates of dispute (Certidões de Protesto de Títulos e Outros Documentos de Dívida)

**Agency:** Central de Serviços dos Cartórios de Protesto do Estado de São Paulo

**Time:** 2 days

**Cost:** R\$138.80 [R\$13.88 for each certificate (x10)]

**Procedure 2\*. Obtain state justice certificates (Certidão de Distribuição Cível em Geral and Certidão de Falências, Concordatas e Recuperações), federal justice certificate (Certidão de Distribuição da Justiça Federal), certificate of good standing on labor debts (Certidão Negativa de Débitos Trabalhistas), labor justice certificate (Certidão de Ações Trabalhistas), municipal taxes clearance certificate (Certidão Conjunta de Débitos de Tributos Imobiliários), cadastral certificate (Certidão de Dados Cadastrais do Imóvel), federal taxes clearance certificate (Certidão de Débitos Relativos a Créditos Tributários Federais e à Dívida Ativa da União), workers fund certificate (Certidão de Regularidade do FGTS), and company certificate of good standing (Certidão Simplificada da Empresa)**

**Agency:** Guichê de Certidões

**Time:** Less than one day (online procedure)

**Cost:** No cost

#### Procedure 3\*. Obtain ownership and no-lien certificate (Certidão Vintenária)

**Agency:** Central Registradores de Imóveis do Estado de São Paulo

**Time:** Less than one day (online procedure)

**Cost:** R\$55 (R\$32.97 for issuing the certificate + R\$9.37 for the State Government + R\$6.41 for the tax authority + R\$1.74 for FRC + R\$2.26 for TJSP + R\$1.58 for MP + R\$0.67 for the Municipality)

#### Procedure 4\*. Obtain state taxes clearance certificates (Certidão Negativa de Débitos Tributários Inscritos na Dívida Ativa and Certidão Negativa de Débitos Não Inscritos)

**Agency:** State tax authority (Secretaria da Fazenda e Planejamento do Governo do Estado de São Paulo)

**Time:** Less than one day (online procedure)

**Cost:** No cost

#### Procedure 5. Pay property transfer tax (Imposto sobre a Transmissão de Bens Imóveis e de Direitos, ITBI)

**Agency:** Municipal tax authority (Secretaria Municipal da Fazenda)

**Time:** Less than one day (online procedure)

**Cost:** R\$50,223.93 (3% of the property value)

#### Procedure 6. Prepare public deed of purchase and sale

**Agency:** Public notary (Tabelionato de Notas)

**Time:** 3 days

**Cost:** R\$5,306.60 (R\$3,159.84 for notary fees + R\$898.06 to the State Government + R\$614.67 to the tax authority + R\$67.58 to the Municipality + R\$151.67 for MP + R\$166.31 for FRC + R\$216.87 for TJSP + R\$31.60 for Holy House of Mercy's contribution)

#### Procedure 7. Register public deed of purchase and sale

**Agency:** Property registry (Cartório de Registro de Imóveis)

**Time:** 15 days

**Cost:** R\$3,863.44 (R\$2,315.64 for registrar fees + R\$658.13 for the State Government + R\$450.45 for the tax authority + R\$121.88 for FRC + R\$158.93 for TJSP + R\$111.15 for MP + R\$47.26 for the Municipality)

#### Procedure 8\*. Update municipal taxpayer records to the new owner's name (cadastro do contribuinte para fins de IPTU)

**Agency:** Municipal tax authority (Secretaria Municipal da Fazenda)

**Time:** 5 days

**Cost:** No cost

*Note: For detailed information on each procedure, see <https://www.doingbusiness.org/brazil>.*

### QUALITY OF LAND ADMINISTRATION INDEX

	Score
<b>Quality of land administration index (0–30)</b>	<b>16.5</b>
Reliability of infrastructure index (0–8)	5.0
Transparency of information index (0–6)	5.0
Geographic coverage index (0–8)	2.0
Land dispute resolution index (0–8)	4.5
Equal access to property rights index (-2–0)	0.0

*Note: For a list of all components, questions and results on this index, refer to the "Quality indexes details" section.*



## ENFORCING CONTRACTS

Claim value: R\$66,965  
Data as of: September 1st, 2020

INDICATOR DETAILS	
	Time (days)
Filing and service	41
Trial and judgment	480
Enforcement of judgment	210
<b>Total time</b>	<b>731</b>
	Cost (% of claim value)
Attorney fees	12.6
Court fees	7.0
Enforcement fees	1.1
<b>Total cost</b>	<b>20.7</b>

QUALITY OF JUDICIAL PROCESSES INDEX	
	Score
<b>Quality of judicial processes index (0–18)</b>	<b>12.5</b>
Court structure and proceedings (-1–5)	3.5
Case management (0–6)	3.0
Court automation (0–4)	3.0
Alternate dispute resolution (0–3)	3.0

*Note:* For a list of all components, questions and results on this index, refer to the "Quality indexes details" section.



## PAYING TAXES

Location	Payments (number per year)	Time (hours per year)				Total Tax and Contribution					
		Time to comply with corporate income taxes	Time to comply with taxes similar to VAT	Time to comply with labor taxes and social contributions	Time (hours per year)	Federal taxes					
						Corporate income tax (IRPJ)	Social contribution on profits (CSLL)	Employer paid - Social security contributions (INSS)	Employer paid - Payroll tax	Employer paid - Severance contribution (FGTS)	Tax on interest****
Acre (Rio Branco)	10	361	885	255	1,501	16.26%	5.85%	22.56%	9.59%	8.72%	0.51%
Alagoas (Maceió)	10	361	885	255	1,501	16.81%	6.05%	22.56%	9.59%	8.72%	0.51%
Amapá (Macapá)	10	361	867	255	1,483	16.72%	6.02%	22.56%	9.59%	8.72%	0.51%
Amazonas (Manaus)	10	361	885	255	1,501	16.67%	6.00%	22.56%	9.59%	8.72%	0.51%
Bahia (Salvador)	12	361	885	255	1,501	16.38%	5.90%	22.56%	9.59%	8.72%	0.51%
Ceará (Fortaleza)	10	361	867	255	1,483	16.27%	5.86%	22.56%	9.59%	8.72%	0.51%
Espírito Santo (Vitória)	9	361	867	255	1,483	16.85%	6.07%	22.56%	9.59%	8.72%	0.51%
Federal District (Brasília)	10	361	867	255	1,483	16.64%	5.99%	22.56%	9.59%	8.72%	0.51%
Goiás (Goiânia)	10	361	867	255	1,483	16.71%	6.02%	22.56%	9.59%	8.72%	0.51%
Maranhão (São Luís)	10	361	885	255	1,501	16.61%	5.98%	22.56%	9.59%	8.72%	0.51%
Mato Grosso (Cuiabá)	11	361	867	255	1,483	16.85%	6.07%	22.56%	9.59%	8.72%	0.51%
Mato Grosso do Sul (Campo Grande)	10	361	867	255	1,483	16.66%	6.00%	22.56%	9.59%	8.72%	0.51%
Minas Gerais (Belo Horizonte)	10	361	885	255	1,501	16.42%	5.91%	22.56%	9.59%	8.72%	0.51%
Pará (Belém)	12	361	885	255	1,501	16.28%	5.86%	22.56%	9.59%	8.72%	0.51%
Paraíba (João Pessoa)	10	361	867	255	1,483	16.51%	5.94%	22.56%	9.59%	8.72%	0.51%
Paraná (Curitiba)	9	361	867	255	1,483	16.36%	5.89%	22.56%	9.59%	8.72%	0.51%
Pernambuco (Recife)	10	361	885	255	1,501	16.28%	5.86%	22.56%	9.59%	8.72%	0.51%
Piauí (Teresina)	11	361	885	255	1,501	16.58%	5.97%	22.56%	9.59%	8.72%	0.51%
Rio de Janeiro (Rio de Janeiro)	10	361	873	255	1,489	16.11%	5.80%	22.56%	9.59%	8.72%	0.51%
Rio Grande do Norte (Natal)	10	361	867	255	1,483	16.60%	5.97%	22.56%	9.59%	8.72%	0.51%
Rio Grande do Sul (Porto Alegre)	10	361	885	255	1,501	16.59%	5.97%	22.56%	9.59%	8.72%	0.51%
Rondônia (Porto Velho)	10	361	867	255	1,483	16.82%	6.06%	22.56%	9.59%	8.72%	0.51%
Roraima (Boa Vista)	11	361	885	255	1,501	16.81%	6.05%	22.56%	9.59%	8.72%	0.51%
Santa Catarina (Florianópolis)	10	361	885	255	1,501	16.57%	5.96%	22.56%	9.59%	8.72%	0.51%
São Paulo (São Paulo)	10	361	885	255	1,501	16.35%	5.88%	22.56%	9.59%	8.72%	0.51%
Sergipe (Aracaju)	10	361	867	255	1,483	16.17%	5.82%	22.56%	9.59%	8.72%	0.51%
Tocantins (Palmas)	11	361	885	255	1,501	16.85%	6.07%	22.56%	9.59%	8.72%	0.51%

Rate (% of profit)						Postfiling index				
State taxes	Municipal taxes				Total Tax and Contribution Rate (% of profit)	Time to comply with VAT refund (hours)**	Time to obtain VAT refund (weeks)**	Time to comply with a corporate income tax correction (hours)	Time to complete a corporate income tax correction (weeks)	Postfiling index score (0–100)
	Vehicle tax (IPVA)	Property tax (IPTU)	Operating license fee	Garbage collection fee***						
0.08%	2.37%	0.07%	0.50%	n/a	66.0%	No refund	No refund	39.0	86.6	7.8
0.08%	0.53%	0.10%	0.07%	0.06%	64.6%	No refund	No refund	39.0	86.6	7.8
0.10%	1.01%	0.09%	0.01%	n/a	64.8%	No refund	No refund	39.0	86.6	7.8
0.12%	1.20%	0.05%	n/a	n/a	64.9%	No refund	No refund	39.0	86.6	7.8
0.08%	2.01%	0.25%	0.18%	0.02%	65.7%	No refund	No refund	39.0	86.6	7.8
0.08%	2.62%	0.26%	n/a	n/a	66.0%	No refund	No refund	39.0	86.6	7.8
0.08%	0.55%	n/a	0.03%	n/a	64.4%	No refund	No refund	39.0	86.6	7.8
0.08%	1.41%	0.03%	0.03%	n/a	65.0%	No refund	No refund	39.0	86.6	7.8
0.11%	0.93%	0.18%	n/a	n/a	64.8%	No refund	No refund	39.0	86.6	7.8
0.08%	1.51%	0.03%	n/a	n/a	65.1%	No refund	No refund	39.0	86.6	7.8
0.08%	0.53%	0.03%	0.01%	n/a	64.4%	No refund	No refund	39.0	86.6	7.8
0.14%	1.19%	0.01%	0.09%	n/a	65.0%	No refund	No refund	39.0	86.6	7.8
0.08%	2.17%	0.10%	0.03%	n/a	65.6%	No refund	No refund	39.0	86.6	7.8
0.07%	2.67%	0.06%	0.09%	0.08%	66.0%	No refund	No refund	39.0	86.6	7.8
0.08%	1.89%	n/a	0.05%	n/a	65.3%	No refund	No refund	39.0	86.6	7.8
0.08%	2.50%	n/a	0.02%	n/a	65.7%	No refund	No refund	39.0	86.6	7.8
0.08%	2.67%	0.04%	0.18%	n/a	66.0%	No refund	No refund	39.0	86.6	7.8
0.07%	1.58%	0.06%	0.03%	0.02%	65.2%	No refund	No refund	39.0	86.6	7.8
0.08%	3.44%	n/a	0.02%	0.09%	66.4%	No refund	No refund	39.0	86.6	7.8
0.08%	1.24%	0.04%	0.29%	n/a	65.1%	No refund	No refund	39.0	86.6	7.8
0.08%	1.47%	0.01%	0.15%	n/a	65.1%	No refund	No refund	39.0	86.6	7.8
0.08%	0.59%	0.07%	0.03%	n/a	64.5%	No refund	No refund	39.0	86.6	7.8
0.17%	0.67%	n/a	0.01%	0.12%	64.7%	No refund	No refund	39.0	86.6	7.8
0.08%	1.53%	n/a	0.19%	n/a	65.2%	No refund	No refund	39.0	86.6	7.8
0.12%	2.50%	0.05%	n/a	n/a	65.8%	No refund	No refund	39.0	86.6	7.8
0.08%	3.29%	0.03%	n/a	n/a	66.3%	No refund	No refund	39.0	86.6	7.8
0.09%	0.43%	0.03%	0.06%	0.04%	64.4%	No refund	No refund	39.0	86.6	7.8

\* 'Other municipal fees' includes fees that are charged in certain cities, which are mainly the advertising fee, environmental license fee, urbanization fee, and sanitary license fee.


\*\* Taxes similar to VAT are charged in Brazil (ICMS, IPI, PIS and COFINS apply to the *Doing Business* case). However, VAT refund is restricted to specific cases: (i) ICMS: in case of overpayment due to a mistake in the calculation of taxes due; (ii) IPI: no IPI credit on capital purchase is allowed; (iii) PIS and COFINS: restricted to international traders and other cases.

\*\*\* Brasília applies a public cleaning fee, which includes garbage collection, among other public cleaning services.

\*\*\*\* The tax on interest is not included in the TTCR.

Source: *Doing Business* and *Subnational Doing Business* database.

Note: Data as of December 31st, 2019. The total tax and contribution rate includes only taxes that represent a cost paid by the company. In addition to those, *Doing Business* records the number of payments and the tax compliance time for the following taxes (which are not shown in this table): federal social contributions on sales (PIS and COFINS, similar to VAT), federal tax on industrial products (IPI, similar to VAT), state tax on circulation of goods and services (ICMS, similar to VAT), and employee-paid social security contributions (INSS). The data for Rio de Janeiro and São Paulo are not considered official until published by the *Doing Business 2021* report.

QUALITY INDEXES DETAILS					
	Minas Gerais		Acre, Alagoas, Amapá, Amazonas, Bahia, Espírito Santo, Federal District, Goiás, Maranhão, Mato Grosso, Mato Grosso do Sul, Pará, Paraná, Piauí, Rio de Janeiro, Rio Grande do Sul, Rondônia, Roraima, Santa Catarina, Tocantins		
	Answer	Score	Answer	Score	
<b>Building quality control index (0–15)</b>	11		9		
<b>Quality of building regulations index (0–2)</b>	2		2		
How accessible are building laws and regulations in the economy? (0–1)	Available online; Free of charge.	1	Available online; Free of charge.	1	
Which requirements for obtaining a building permit are clearly specified in the building regulations or on any accessible website, brochure or pamphlet? (0–1)	List of required documents; Fees to be paid; Required pre-approvals.	1	List of required documents; Fees to be paid; Required pre-approvals.	1	
<b>Quality control before construction index (0–1)</b>	1		1		
Which third-party entities are required by law to verify that the building plans are in compliance with existing building regulations? (0–1)	Licensed architect; Licensed engineer.	1	Licensed architect; Licensed engineer.	1	
<b>Quality control during construction index (0–3)</b>	2		0		
What types of inspections (if any) are required by law to be carried out during construction? (0–2)	Inspections at various phases.	1	Unscheduled inspections; or No inspections are legally required during construction.	0	
Do legally mandated inspections occur in practice during construction? (0–1)	Mandatory inspections are always done in practice.	1	Mandatory inspections are not always done in practice during construction; or Mandatory inspections are done most of the time during construction but not always.	0	
<b>Quality control after construction index (0–3)</b>	3		3		
Is there a final inspection required by law to verify that the building was built in accordance with the approved plans and regulations? (0–2)	Yes, final inspection is done by government agency.	2	Yes, final inspection is done by government agency; or in-house engineer submits report for final inspection; or both.	2	
Do legally mandated final inspections occur in practice? (0–1)	Final inspection always occurs in practice.	1	Final inspection always occurs in practice.	1	
<b>Liability and insurance regimes index (0–2)</b>	1		1		
Which parties (if any) are held liable by law for structural flaws or problems in the building once it is in use (Latent Defect Liability or Decennial Liability)? (0–1)	Architect or engineer; Professional in charge of the supervision; Construction company.	1	Architect or engineer; Professional in charge of the supervision; Construction company.	1	
Which parties (if any) are required by law to obtain an insurance policy to cover possible structural flaws or problems in the building once it is in use (Latent Defect Liability Insurance or Decennial Insurance)? (0–1)	No party is required by law to obtain insurance.	0	No party is required by law to obtain insurance.	0	
<b>Professional certifications index (0–4)</b>	2		2		
What are the qualification requirements for the professional responsible for verifying that the architectural plans or drawings are in compliance with existing building regulations? (0–2)	University degree in architecture or engineering; Being a registered architect or engineer.	1	University degree in architecture or engineering; Being a registered architect or engineer; or Passing a certification exam.	1	
What are the qualification requirements for the professional who supervises the construction on the ground? (0–2)	University degree in engineering, construction or construction management; Being a registered architect or engineer.	1	University degree in engineering, construction or construction management; Being a registered architect or engineer; or Passing a certification exam.	1	

Source: Doing Business and Subnational Doing Business database.

Note: The data for Rio de Janeiro and São Paulo are not considered official until published by the Doing Business 2021 report.

QUALITY INDEXES DETAILS					
Paraíba, Pernambuco, Rio Grande do Norte, Sergipe		Ceará		São Paulo	
Answer	Score	Answer	Score	Answer	Score
8		8		8	
1		2		2	
Available online; Free of charge.	1	Available online; Free of charge.	1	Available online; Free of charge.	1
List of required documents; and Required pre-approvals; or Fees to be paid.	0	List of required documents; Fees to be paid; Required pre-approvals.	1	List of required documents; Fees to be paid; Required pre-approvals.	1
1		1		1	
Licensed architect; Licensed engineer.	1	Licensed architect; Licensed engineer.	1	Licensed architect; Licensed engineer.	1
0		0		0	
Unscheduled inspections.	0	Unscheduled inspections.	0	Unscheduled inspections.	0
Mandatory inspections are not always done in practice during construction; or Mandatory inspections are always done in practice but are unscheduled.	0	Mandatory inspections are not always done in practice during construction.	0	Mandatory inspections are not always done in practice during construction; Mandatory inspections are done most of the time during construction.	0
3		3		2	
Yes, final inspection is done by government agency; In-house engineer submits report for final inspection.	2	Yes, final inspection is done by government agency; Yes, in-house engineer submits report for final inspection.	2	Yes, in-house engineer submits report for final inspection.	2
Final inspection always occurs in practice.	1	Final inspection always occurs in practice.	1	Final inspection does not always occur in practice.	0
1		1		1	
Architect or engineer; Professional in charge of the supervision; Construction company.	1	Architect or engineer; Professional in charge of the supervision; Construction company.	1	Architect or engineer; Professional in charge of the supervision; Construction company; Owner or investor.	1
No party is required by law to obtain insurance.	0	No party is required by law to obtain insurance.	0	No party is required by law to obtain insurance.	0
2		1		2	
University degree in architecture or engineering; Being a registered architect or engineer; or Passing a certification exam.	1	University degree in architecture or engineering; Being a registered architect or engineer.	1	University degree in architecture or engineering; Being a registered architect or engineer; Passing a certification exam.	1
University degree in engineering, construction or construction management; Being a registered architect or engineer.	1	Passing a certification exam.	0	University degree in engineering, construction or construction management; Being a registered architect or engineer.	1



**QUALITY INDEXES DETAILS**



**Quality of land administration index (0–30)**

**Reliability of infrastructure index (0–8)**

In what format land title certificates are kept at the immovable property registry of the city—in a paper format or in a computerized format (scanned or fully digital)? (0–2)
Is there a comprehensive and functional electronic database for checking for encumbrances (liens, mortgages, restrictions and the like)? (0–1)
In what format cadastral maps (plans) are kept at the mapping agency of the city—in a paper format or in a computerized format (scanned or fully digital)? (0–2)
Is there an electronic database for recording boundaries, checking plans and providing cadastral information (geographic information system)? (0–1)
Is the information recorded by the immovable property registration agency and the cadastral or mapping agency kept in a single database, in different but linked databases or in separate databases? (0–1)
Do the immovable property registration agency and cadastral or mapping agency use the same identification number for properties? (0–1)

**Transparency of information index (0–6)**

Is information on land ownership made publicly available without providing the title certificate number at the agency in charge of immovable property registration in the city? (0–1)
Is the list of documents that are required to complete all types of property transactions made publicly available—and if so, how? (0–0.5)
Is the applicable fee schedule for all types of property transactions at the agency in charge of immovable property registration in the city made publicly available—and if so, how? (0–0.5)
Does the agency in charge of immovable property registration formally commit to deliver a legally binding document proving ownership within a specific time frame—and if so, how does it communicate the service standard? (0–0.5)
Is there a specific and independent mechanism for filing complaints about a problem that occurred at the agency in charge of immovable property registration? (0–1)
Are there publicly available official statistics tracking the number of transactions at the immovable property registration agency? (0–0.5)
Are cadastral maps (plans) made publicly available in the city? (0–0.5)

Is the applicable fee schedule for accessing maps (plans) of land plots made easily publicly available—and if so, how? (0–0.5)

Does the cadastral/mapping agency formally specifies the time frame to deliver an updated cadastral map (plan)—and if so, how does it communicate the service standard? (0–0.5)

Is there a specific and independent mechanism for filing complaints about a problem that occurred at the cadastral or mapping agency? (0–0.5)

**Geographic coverage index (0–8)**

Are all privately held land plots in Brazil formally registered at the immovable property registry? (0–2)
Are all privately held land plots in the city formally registered at the immovable property registry? (0–2)
Are all privately held land plots in Brazil mapped? (0–2)
Are all privately held land plots in the city mapped? (0–2)

**Land dispute resolution index (0–8)**

Does the law require that all property sale transactions be registered at the immovable property registry to make them opposable to third parties? (0–1.5)
Is the system of immovable property registration subject to a state or private guarantee? (0–0.5)
Is there a specific, out-of-court compensation mechanism to cover for losses incurred by parties who engaged in good faith in a property transaction based on erroneous information certified by the immovable property registry? (0–0.5)
Does the legal system require a control of legality of the documents necessary for a property transaction (e.g., checking the compliance of contracts with requirements of the law)? (0–0.5)
Does the legal system require verification of the identity of the parties to a property transaction? (0–0.5)
Is there a national database to verify the accuracy of government issued identity documents? (0–1)
How long does it take on average to obtain a decision from the first-instance court in charge of a case of land dispute between two local businesses over tenure rights and located in the city (without appeal)? (0–3)
Are there publicly available statistics on the number of land disputes in the first-instance court? (0–0.5)

**Equal access to property rights index (-2–0)**

Do unmarried men and unmarried women have equal ownership rights to property? (-1–0)
Do married men and married women have equal ownership rights to property? (-1–0)

Rio de Janeiro		Amazonas		Paraná		São Paulo		Espírito Santo	
Answer	Score	Answer	Score	Answer	Score	Answer	Score	Answer	Score
17		16.5		16.5		16.5		16	
5		5		5		5		5	
Computer/Scanned	1	Computer/Scanned	1	Computer/Scanned	1	Computer/Scanned	1	Computer/Scanned	1
Yes	1	Yes	1	Yes	1	Yes	1	Yes	1
Computer/Fully digital	2	Computer/Fully digital	2	Computer/Fully digital	2	Computer/Fully digital	2	Computer/Fully digital	2
Yes	1	Yes	1	Yes	1	Yes	1	Yes	1
Separate databases	0	Separate databases	0	Separate databases	0	Separate databases	0	Separate databases	0
No	0	No	0	No	0	No	0	No	0
5.5		5		5		5		4.5	
Anyone who pays the official fee	1	Anyone who pays the official fee	1	Anyone who pays the official fee	1	Anyone who pays the official fee	1	Anyone who pays the official fee	1
Yes, online	0.5	Yes, online	0.5	Yes, online	0.5	Yes, online	0.5	Yes, online	0.5
Yes, online	0.5	Yes, online	0.5	Yes, in person	0	Yes, online	0.5	Yes, online	0.5
Yes, online	0.5	Yes, online	0.5	Yes, online	0.5	Yes, online	0.5	Yes, online	0.5
Yes	1	Yes	1	Yes	1	Yes	1	Yes	1
Yes	0.5	No	0	Yes	0.5	Yes	0.5	No	0
Freely accessible by anyone	0.5	Freely accessible by anyone	0.5	Freely accessible by anyone	0.5	Freely accessible by anyone	0.5	Freely accessible by anyone	0.5
Yes, online	0.5	Yes, online	0.5	Yes, online	0.5	Yes, online	0.5	Yes, in person	0
Yes, online	0.5	Yes, online	0.5	Yes, online	0.5	No	0	Yes, online	0.5
No	0	No	0	No	0	No	0	No	0
2		2		2		2		2	
No	0	No	0	No	0	No	0	No	0
No	0	No	0	No	0	No	0	No	0
No	0	No	0	No	0	No	0	No	0
Yes	2	Yes	2	Yes	2	Yes	2	Yes	2
4.5		4.5		4.5		4.5		4.5	
Yes	1.5	Yes	1.5	Yes	1.5	Yes	1.5	Yes	1.5
Yes	0.5	Yes	0.5	Yes	0.5	Yes	0.5	Yes	0.5
No	0	No	0	No	0	No	0	No	0
Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5
Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5
No	0	No	0	No	0	No	0	No	0
Between 2 and 3 years	1	Between 2 and 3 years	1	Between 2 and 3 years	1	Between 2 and 3 years	1	Between 2 and 3 years	1
Yes	0.5	Yes	0.5	Yes	0.5	Yes	0.5	Yes	0.5
0		0		0		0		0	
Yes	0	Yes	0	Yes	0	Yes	0	Yes	0
Yes	0	Yes	0	Yes	0	Yes	0	Yes	0

Source: Doing Business and Subnational Doing Business database.

Note: Data as of September 1st, 2020. For detailed information about each location, see <https://www.doingbusiness.org/brazil>. The data for Rio de Janeiro and São Paulo are not considered official until published by the Doing Business 2021 report.



**QUALITY INDEXES DETAILS**



**Quality of land administration index (0–30)**

**Reliability of infrastructure index (0–8)**

In what format land title certificates are kept at the immovable property registry of the city—in a paper format or in a computerized format (scanned or fully digital)? (0–2)

Is there a comprehensive and functional electronic database for checking for encumbrances (liens, mortgages, restrictions and the like)? (0–1)

In what format cadastral maps (plans) are kept at the mapping agency of the city—in a paper format or in a computerized format (scanned or fully digital)? (0–2)

Is there an electronic database for recording boundaries, checking plans and providing cadastral information (geographic information system)? (0–1)

Is the information recorded by the immovable property registration agency and the cadastral or mapping agency kept in a single database, in different but linked databases or in separate databases? (0–1)

Do the immovable property registration agency and cadastral or mapping agency use the same identification number for properties? (0–1)

**Transparency of information index (0–6)**

Is information on land ownership made publicly available without providing the title certificate number at the agency in charge of immovable property registration in the city? (0–1)

Is the list of documents that are required to complete all types of property transactions made publicly available—and if so, how? (0–0.5)

Is the applicable fee schedule for all types of property transactions at the agency in charge of immovable property registration in the city made publicly available—and if so, how? (0–0.5)

Does the agency in charge of immovable property registration formally commit to deliver a legally binding document proving ownership within a specific time frame—and if so, how does it communicate the service standard? (0–0.5)

Is there a specific and independent mechanism for filing complaints about a problem that occurred at the agency in charge of immovable property registration? (0–1)

Are there publicly available official statistics tracking the number of transactions at the immovable property registration agency? (0–0.5)

Are cadastral maps (plans) made publicly available in the city? (0–0.5)

Is the applicable fee schedule for accessing maps (plans) of land plots made easily publicly available—and if so, how? (0–0.5)

Does the cadastral/mapping agency formally specifies the time frame to deliver an updated cadastral map (plan)—and if so, how does it communicate the service standard? (0–0.5)

Is there a specific and independent mechanism for filing complaints about a problem that occurred at the cadastral or mapping agency? (0–0.5)

**Geographic coverage index (0–8)**

Are all privately held land plots in Brazil formally registered at the immovable property registry? (0–2)

Are all privately held land plots in the city formally registered at the immovable property registry? (0–2)

Are all privately held land plots in Brazil mapped? (0–2)

Are all privately held land plots in the city mapped? (0–2)

**Land dispute resolution index (0–8)**

Does the law require that all property sale transactions be registered at the immovable property registry to make them opposable to third parties? (0–1.5)

Is the system of immovable property registration subject to a state or private guarantee? (0–0.5)

Is there a specific, out-of-court compensation mechanism to cover for losses incurred by parties who engaged in good faith in a property transaction based on erroneous information certified by the immovable property registry? (0–0.5)

Does the legal system require a control of legality of the documents necessary for a property transaction (e.g., checking the compliance of contracts with requirements of the law)? (0–0.5)

Does the legal system require verification of the identity of the parties to a property transaction? (0–0.5)

Is there a national database to verify the accuracy of government issued identity documents? (0–1)

How long does it take on average to obtain a decision from the first-instance court in charge of a case of land dispute between two local businesses over tenure rights and located in the city (without appeal)? (0–3)

Are there publicly available statistics on the number of land disputes in the first-instance court? (0–0.5)

**Equal access to property rights index (-2–0)**

Do unmarried men and unmarried women have equal ownership rights to property? (-1–0)

Do married men and married women have equal ownership rights to property? (-1–0)

Goiás		Mato Grosso do Sul and Santa Catarina		Federal District		Minas Gerais		Pará	
Answer	Score	Answer	Score	Answer	Score	Answer	Score	Answer	Score
15.5		15.5		15		15		14	
5		5		5		5		4	
Computer/Scanned	1	Computer/Scanned	1	Computer/Scanned	1	Computer/Scanned	1	Computer/Scanned	1
Yes	1	Yes	1	Yes	1	Yes	1	Yes	1
Computer/Fully digital	2	Computer/Fully digital	2	Computer/Fully digital	2	Computer/Fully digital	2	Computer/Fully digital	2
Yes	1	Yes	1	Yes	1	Yes	1	No	0
Separate databases	0	Separate databases	0	Separate databases	0	Separate databases	0	Separate databases	0
No	0	No	0	No	0	No	0	No	0
4		4		3.5		3.5		3.5	
Anyone who pays the official fee	1	Anyone who pays the official fee	1	Anyone who pays the official fee	1	Anyone who pays the official fee	1	Anyone who pays the official fee	1
Yes, online	0.5	Yes, online	0.5	Yes, online	0.5	Yes, online	0.5	Yes, online	0.5
Yes, in person	0	Yes, in person	0	Yes, online	0.5	Yes, in person	0	Yes, in person	0
Yes, online	0.5	Yes, online	0.5	Yes, online	0.5	Yes, online	0.5	Yes, online	0.5
Yes	1	Yes	1	No	0	Yes	1	Yes	1
No	0	Yes	0.5	No	0	No	0	No	0
Freely accessible by anyone	0.5	Freely accessible by anyone	0.5	Freely accessible by anyone	0.5	Freely accessible by anyone	0.5	Freely accessible by anyone	0.5
Yes, in person	0	Yes, in person	0	Yes, in person	0	Yes, in person	0	Yes, in person	0
Yes, online	0.5	Yes, in person	0	Yes, online	0.5	Yes, in person	0	Yes, in person	0
No	0	No	0	No	0	No	0	No	0
2		2		2		2		2	
No	0	No	0	No	0	No	0	No	0
No	0	No	0	No	0	No	0	No	0
No	0	No	0	No	0	No	0	No	0
Yes	2	Yes	2	Yes	2	Yes	2	Yes	2
4.5		4.5		4.5		4.5		4.5	
Yes	1.5	Yes	1.5	Yes	1.5	Yes	1.5	Yes	1.5
Yes	0.5	Yes	0.5	Yes	0.5	Yes	0.5	Yes	0.5
No	0	No	0	No	0	No	0	No	0
Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5
Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5
No	0	No	0	No	0	No	0	No	0
Between 2 and 3 years	1	Between 2 and 3 years	1	Between 2 and 3 years	1	Between 2 and 3 years	1	Between 2 and 3 years	1
Yes	0.5	Yes	0.5	Yes	0.5	Yes	0.5	Yes	0.5
0		0		0		0		0	
Yes	0	Yes	0	Yes	0	Yes	0	Yes	0
Yes	0	Yes	0	Yes	0	Yes	0	Yes	0

Source: Doing Business and Subnational Doing Business database.

Note: Data as of September 1st, 2020. For detailed information about each location, see <https://www.doingbusiness.org/brazil>. The data for Rio de Janeiro and São Paulo are not considered official until published by the Doing Business 2021 report.

**QUALITY INDEXES DETAILS**



**Quality of land administration index (0–30)**

**Reliability of infrastructure index (0–8)**

In what format land title certificates are kept at the immovable property registry of the city—in a paper format or in a computerized format (scanned or fully digital)? (0–2)

Is there a comprehensive and functional electronic database for checking for encumbrances (liens, mortgages, restrictions and the like)? (0–1)

In what format cadastral maps (plans) are kept at the mapping agency of the city—in a paper format or in a computerized format (scanned or fully digital)? (0–2)

Is there an electronic database for recording boundaries, checking plans and providing cadastral information (geographic information system)? (0–1)

Is the information recorded by the immovable property registration agency and the cadastral or mapping agency kept in a single database, in different but linked databases or in separate databases? (0–1)

Do the immovable property registration agency and cadastral or mapping agency use the same identification number for properties? (0–1)

**Transparency of information index (0–6)**

Is information on land ownership made publicly available without providing the title certificate number at the agency in charge of immovable property registration in the city? (0–1)

Is the list of documents that are required to complete all types of property transactions made publicly available—and if so, how? (0–0.5)

Is the applicable fee schedule for all types of property transactions at the agency in charge of immovable property registration in the city made publicly available—and if so, how? (0–0.5)

Does the agency in charge of immovable property registration formally commit to deliver a legally binding document proving ownership within a specific time frame—and if so, how does it communicate the service standard? (0–0.5)

Is there a specific and independent mechanism for filing complaints about a problem that occurred at the agency in charge of immovable property registration? (0–1)

Are there publicly available official statistics tracking the number of transactions at the immovable property registration agency? (0–0.5)

Are cadastral maps (plans) made publicly available in the city? (0–0.5)

Is the applicable fee schedule for accessing maps (plans) of land plots made easily publicly available—and if so, how? (0–0.5)

Does the cadastral/mapping agency formally specifies the time frame to deliver an updated cadastral map (plan)—and if so, how does it communicate the service standard? (0–0.5)

Is there a specific and independent mechanism for filing complaints about a problem that occurred at the cadastral or mapping agency? (0–0.5)

**Geographic coverage index (0–8)**

Are all privately held land plots in Brazil formally registered at the immovable property registry? (0–2)

Are all privately held land plots in the city formally registered at the immovable property registry? (0–2)

Are all privately held land plots in Brazil mapped? (0–2)

Are all privately held land plots in the city mapped? (0–2)

**Land dispute resolution index (0–8)**

Does the law require that all property sale transactions be registered at the immovable property registry to make them opposable to third parties? (0–1.5)

Is the system of immovable property registration subject to a state or private guarantee? (0–0.5)

Is there a specific, out-of-court compensation mechanism to cover for losses incurred by parties who engaged in good faith in a property transaction based on erroneous information certified by the immovable property registry? (0–0.5)

Does the legal system require a control of legality of the documents necessary for a property transaction (e.g., checking the compliance of contracts with requirements of the law)? (0–0.5)

Does the legal system require verification of the identity of the parties to a property transaction? (0–0.5)

Is there a national database to verify the accuracy of government issued identity documents? (0–1)

How long does it take on average to obtain a decision from the first-instance court in charge of a case of land dispute between two local businesses over tenure rights and located in the city (without appeal)? (0–3)

Are there publicly available statistics on the number of land disputes in the first-instance court? (0–0.5)

**Equal access to property rights index (-2–0)**

Do unmarried men and unmarried women have equal ownership rights to property? (-1–0)

Do married men and married women have equal ownership rights to property? (-1–0)

Acre and Bahia		Mato Grosso and Pernambuco		Ceará		Maranhão, Rio Grande do Sul, and Roraima		Piauí	
Answer	Score	Answer	Score	Answer	Score	Answer	Score	Answer	Score
13.5		13.5		13		13		13	
5		5		5		5		4	
Computer/Scanned	1	Computer/Scanned	1	Computer/Scanned	1	Computer/Scanned	1	Paper	0
Yes	1	Yes	1	Yes	1	Yes	1	Yes	1
Computer/Fully digital	2	Computer/Fully digital	2	Computer/Fully digital	2	Computer/Fully digital	2	Computer/Fully digital	2
Yes	1	Yes	1	Yes	1	Yes	1	Yes	1
Separate databases	0	Separate databases	0	Separate databases	0	Separate databases	0	Separate databases	0
No	0	No	0	No	0	No	0	No	0
4		4		3.5		3.5		2.5	
Anyone who pays the official fee	1	Anyone who pays the official fee	1	Anyone who pays the official fee	1	Anyone who pays the official fee	1	Anyone who pays the official fee	1
Yes, online	0.5	Yes, online	0.5	Yes, online	0.5	Yes, online	0.5	Yes, online	0.5
Yes, online	0.5	Yes, in person	0	Yes, in person	0	Yes, in person	0	Yes, in person	0
Yes, online	0.5	Yes, online	0.5	Yes, online	0.5	Yes, online	0.5	Yes, online	0.5
Yes	1	Yes	1	Yes	1	Yes	1	No	0
No	0	Yes	0.5	No	0	No	0	No	0
Freely accessible by anyone	0.5	Freely accessible by anyone	0.5	Anyone who pays the official fee	0.5	Freely accessible by anyone	0.5	Freely accessible by anyone	0.5
Yes, in person	0	Yes, in person	0	Yes, in person	0	Yes, in person	0	Yes, in person	0
Yes, in person	0	Yes, in person	0	Yes, in person	0	Yes, in person	0	Yes, in person	0
No	0	No	0	No	0	No	0	No	0
0		0		0		0		2	
No	0	No	0	No	0	No	0	No	0
No	0	No	0	No	0	No	0	No	0
No	0	No	0	No	0	No	0	No	0
No	0	No	0	No	0	No	0	Yes	2
4.5		4.5		4.5		4.5		4.5	
Yes	1.5	Yes	1.5	Yes	1.5	Yes	1.5	Yes	1.5
Yes	0.5	Yes	0.5	Yes	0.5	Yes	0.5	Yes	0.5
No	0	No	0	No	0	No	0	No	0
Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5
Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5
No	0	No	0	No	0	No	0	No	0
Between 2 and 3 years	1	Between 2 and 3 years	1	Between 2 and 3 years	1	Between 2 and 3 years	1	Between 2 and 3 years	1
Yes	0.5	Yes	0.5	Yes	0.5	Yes	0.5	Yes	0.5
0		0		0		0		0	
Yes	0	Yes	0	Yes	0	Yes	0	Yes	0
Yes	0	Yes	0	Yes	0	Yes	0	Yes	0

Source: Doing Business and Subnational Doing Business database.

Note: Data as of September 1st, 2020. For detailed information about each location, see <https://www.doingbusiness.org/brazil>. The data for Rio de Janeiro and São Paulo are not considered official until published by the Doing Business 2021 report.

QUALITY INDEXES DETAILS



Quality of land administration index (0–30)

Reliability of infrastructure index (0–8)

In what format land title certificates are kept at the immovable property registry of the city—in a paper format or in a computerized format (scanned or fully digital)? (0–2)
Is there a comprehensive and functional electronic database for checking for encumbrances (liens, mortgages, restrictions and the like)? (0–1)
In what format cadastral maps (plans) are kept at the mapping agency of the city—in a paper format or in a computerized format (scanned or fully digital)? (0–2)
Is there an electronic database for recording boundaries, checking plans and providing cadastral information (geographic information system)? (0–1)
Is the information recorded by the immovable property registration agency and the cadastral or mapping agency kept in a single database, in different but linked databases or in separate databases? (0–1)
Do the immovable property registration agency and cadastral or mapping agency use the same identification number for properties? (0–1)

Transparency of information index (0–6)

Is information on land ownership made publicly available without providing the title certificate number at the agency in charge of immovable property registration in the city? (0–1)
Is the list of documents that are required to complete all types of property transactions made publicly available—and if so, how? (0–0.5)
Is the applicable fee schedule for all types of property transactions at the agency in charge of immovable property registration in the city made publicly available—and if so, how? (0–0.5)
Does the agency in charge of immovable property registration formally commit to deliver a legally binding document proving ownership within a specific time frame—and if so, how does it communicate the service standard? (0–0.5)
Is there a specific and independent mechanism for filing complaints about a problem that occurred at the agency in charge of immovable property registration? (0–1)
Are there publicly available official statistics tracking the number of transactions at the immovable property registration agency? (0–0.5)
Are cadastral maps (plans) made publicly available in the city? (0–0.5)

Is the applicable fee schedule for accessing maps (plans) of land plots made easily publicly available—and if so, how? (0–0.5)

Does the cadastral/mapping agency formally specifies the time frame to deliver an updated cadastral map (plan)—and if so, how does it communicate the service standard? (0–0.5)

Is there a specific and independent mechanism for filing complaints about a problem that occurred at the cadastral or mapping agency? (0–0.5)

Geographic coverage index (0–8)

Are all privately held land plots in Brazil formally registered at the immovable property registry? (0–2)
Are all privately held land plots in the city formally registered at the immovable property registry? (0–2)
Are all privately held land plots in Brazil mapped? (0–2)
Are all privately held land plots in the city mapped? (0–2)

Land dispute resolution index (0–8)

Does the law require that all property sale transactions be registered at the immovable property registry to make them opposable to third parties? (0–1.5)
Is the system of immovable property registration subject to a state or private guarantee? (0–0.5)
Is there a specific, out-of-court compensation mechanism to cover for losses incurred by parties who engaged in good faith in a property transaction based on erroneous information certified by the immovable property registry? (0–0.5)
Does the legal system require a control of legality of the documents necessary for a property transaction (e.g., checking the compliance of contracts with requirements of the law)? (0–0.5)
Does the legal system require verification of the identity of the parties to a property transaction? (0–0.5)
Is there a national database to verify the accuracy of government issued identity documents? (0–1)
How long does it take on average to obtain a decision from the first-instance court in charge of a case of land dispute between two local businesses over tenure rights and located in the city (without appeal)? (0–3)
Are there publicly available statistics on the number of land disputes in the first-instance court? (0–0.5)


Equal access to property rights index (-2–0)

Do unmarried men and unmarried women have equal ownership rights to property? (-1–0)
Do married men and married women have equal ownership rights to property? (-1–0)

Rondônia		Sergipe		Tocantins		Alagoas and Paraíba		Amapá and Rio Grande do Norte	
Answer	Score	Answer	Score	Answer	Score	Answer	Score	Answer	Score
12.5		12.5		12.5		12		11.5	
4		5		4		5		4	
Computer/Scanned	1	Computer/Scanned	1	Computer/Scanned	1	Computer/Scanned	1	Computer/Scanned	1
Yes	1	Yes	1	Yes	1	Yes	1	Yes	1
Computer/Fully digital	2	Computer/Fully digital	2	Computer/Fully digital	2	Computer/Fully digital	2	Computer/Fully digital	2
No	0	Yes	1	No	0	Yes	1	No	0
Separate databases	0	Separate databases	0	Separate databases	0	Separate databases	0	Separate databases	0
No	0	No	0	No	0	No	0	No	0
4		3		4		2.5		3	
Anyone who pays the official fee	1	Anyone who pays the official fee	1	Anyone who pays the official fee	1	Anyone who pays the official fee	1	Anyone who pays the official fee	1
Yes, online	0.5	Yes, online	0.5	Yes, online	0.5	Yes, online	0.5	Yes, online	0.5
Yes, online	0.5	Yes, in person	0	Yes, online	0.5	Yes, in person	0	Yes, online	0.5
Yes, online	0.5	Yes, online	0.5	Yes, online	0.5	Yes, online	0.5	Yes, online	0.5
Yes	1	Yes	1	Yes	1	No	0	No	0
No	0	No	0	No	0	No	0	No	0
Only intermediaries and interested parties	0	Only intermediaries and interested parties	0	Freely accessible by anyone	0.5	Freely accessible by anyone	0.5	Freely accessible by anyone	0.5
Yes, in person	0	Yes, in person	0	Yes, in person	0	Yes, in person	0	Yes, in person	0
Yes, online	0.5	Yes, in person	0	Yes, in person	0	Yes, in person	0	Yes, in person	0
No	0	No	0	No	0	No	0	No	0
0		0		0		0		0	
No	0	No	0	No	0	No	0	No	0
No	0	No	0	No	0	No	0	No	0
No	0	No	0	No	0	No	0	No	0
No	0	No	0	No	0	No	0	No	0
4.5		4.5		4.5		4.5		4.5	
Yes	1.5	Yes	1.5	Yes	1.5	Yes	1.5	Yes	1.5
Yes	0.5	Yes	0.5	Yes	0.5	Yes	0.5	Yes	0.5
No	0	No	0	No	0	No	0	No	0
Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5
Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5	Yes (registrar; notary)	0.5
No	0	No	0	No	0	No	0	No	0
Between 2 and 3 years	1	Between 2 and 3 years	1	Between 2 and 3 years	1	Between 2 and 3 years	1	Between 2 and 3 years	1
Yes	0.5	Yes	0.5	Yes	0.5	Yes	0.5	Yes	0.5
0		0		0		0		0	
Yes	0	Yes	0	Yes	0	Yes	0	Yes	0
Yes	0	Yes	0	Yes	0	Yes	0	Yes	0

Source: Doing Business and Subnational Doing Business database.

Note: Data as of September 1st, 2020. For detailed information about each location, see <https://www.doingbusiness.org/brazil>. The data for Rio de Janeiro and São Paulo are not considered official until published by the Doing Business 2021 report.

QUALITY INDEXES DETAILS		
	Acre, Alagoas, Amapá, Amazonas, Ceará, Federal District, Maranhão, Mato Grosso do Sul, Pará, Paraíba, Piauí, Rio de Janeiro, Rondônia, Roraima, São Paulo, Sergipe, Tocantins	
	Answer	Score
<b>Quality of judicial processes index (0–18)</b>		<b>12.5</b>
<b>Court structure and proceedings (0–5)</b>		<b>3.5</b>
Is there a court or division of a court dedicated solely to hearing commercial cases? (0–1.5)	No	0
Small claims court (0–1.5)		1.5
a. Is there a small claims court or a fast-track procedure for small claims?	Yes	
b. If yes, is self-representation allowed?	Yes	
Is pretrial attachment available? (0–1)	Yes	1
Are new cases assigned randomly to judges? (0–1)	Yes	1
Does a woman's testimony carry the same evidentiary weight in court as a man's? (-1–0)	Yes	0
<b>Case management (0–6)</b>		<b>3</b>
Time standards (0–1)		0
a. Are there laws setting overall time standards for key court events in a civil case?	Yes	
b. If yes, are the time standards set for at least three court events?	No	
c. Are these time standards respected in more than 50% of cases?	–	
Adjournments (0–1)		0
a. Does the law regulate the maximum number of adjournments that can be granted?	No	
b. Are adjournments limited to unforeseen and exceptional circumstances?	No	
c. If rules on adjournments exist, are they respected in more than 50% of cases?	–	
Are there at least two publicly available performance reports of the following four about the competent court: (i) time to disposition report; (ii) clearance rate report; (iii) age of pending cases report; and (iv) single case progress report? (0–1)	Yes	1
Is a pretrial conference among the case management techniques used before the competent court? (0–1)	No	0
Are there any electronic case management tools in place within the competent court for use by judges? (0–1)	Yes	1
Are there any electronic case management tools in place within the competent court for use by lawyers? (0–1)	Yes	1
<b>Court automation (0–4)</b>		<b>3</b>
Can the initial complaint be filed electronically through a dedicated platform within the competent court? (0–1)	Yes	1
Is it possible to carry out service of process electronically for claims filed before the competent court? (0–1)	No	0
Can court fees be paid electronically within the competent court? (0–1)	Yes	1
Publication of judgments (0–1)		1
a. Are judgments rendered in commercial cases at all levels made available to the general public through publication in official gazettes, in newspapers or on the internet or court website?	Yes	
b. Are judgments rendered in commercial cases at the appellate and supreme court level made available to the general public through publication in official gazettes, in newspapers or on the internet or court website?	Yes	
<b>Alternative dispute resolution (0–3)</b>		<b>3</b>
Arbitration (0–1.5)		1.5
a. Is domestic commercial arbitration governed by a consolidated law or consolidated chapter or section of the applicable code of civil procedure encompassing substantially all its aspects?	Yes	0.5
b. Are there any commercial disputes—aside from those that deal with public order or public policy—that cannot be submitted to arbitration?	No	0.5
c. Are valid arbitration clauses or agreements usually enforced by the courts?	Yes	0.5
Mediation/Conciliation (0–1.5)		1.5
a. Is voluntary mediation or conciliation available?	Yes	0.5
b. Are mediation, conciliation or both governed by a consolidated law or consolidated chapter or section of the applicable code of civil procedure encompassing substantially all their aspects?	Yes	0.5
c. Are there financial incentives for parties to attempt mediation or conciliation (i.e., if mediation or conciliation is successful, a refund of court filing fees, income tax credits or the like)?	Yes	0.5

QUALITY INDEXES DETAILS			
Bahia, Goiás, Mato Grosso, Minas Gerais, Paraná, Pernambuco, Rio Grande do Norte, Rio Grande do Sul, Santa Catarina		Espírito Santo	
Answer	Score	Answer	Score
	<b>11.5</b>		<b>9.5</b>
	<b>3.5</b>		<b>3.5</b>
No	0	No	0
Yes	1.5	Yes	1.5
Yes	1	Yes	1
Yes	1	Yes	1
Yes	0	Yes	0
	<b>2</b>		<b>1</b>
Yes	0	Yes	0
No	0	No	0
No	0	No	0
No	0	No	0
Yes	1	Yes	1
Yes	1	No	0
	<b>3</b>		<b>2</b>
Yes	1	No	0
No	0	No	0
Yes	1	Yes	1
Yes	1	Yes	1
	<b>3</b>		<b>3</b>
Yes	1.5	Yes	1.5
Yes	0.5	Yes	0.5
No	0.5	No	0.5
Yes	0.5	Yes	0.5
	1.5		1.5
Yes	0.5	Yes	0.5
Yes	0.5	Yes	0.5
Yes	0.5	Yes	0.5

Source: *Doing Business* and *Subnational Doing Business* database.

Note: Data as of September 1st, 2020. The data for Rio de Janeiro and São Paulo are not considered official until published by the *Doing Business 2021* report.