

XIPHIAS Immigration

PROGRAMME BROCHURE

CITIZENSHIP BY INVESTMENT | DOMINICA

Dominica Approved Real Estate – Government-Approved Properties

Government-approved Dominican real estate from USD 200,000, held for three years, plus a government fee of USD 75,000 or USD 100,000 by family size.

INVESTMENT FROM
USD 200,000

HOLDING PERIOD
3 years

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At a glance

COUNTRY **Dominica**	ROUTE **Citizenship by Investment - Real Estate**
MINIMUM INVESTMENT **USD 200,000**	TIMELINE **3–4 months to approval in principle, plus 3–6 weeks to naturalisation (CBIU)**
HOLDING PERIOD **3 years**	FAMILY MEMBERS **Spouse, children up to age 30, parents aged 65+**
LAST UPDATED **1 October 2026**	

Overview

Approved real estate in Dominica qualifies from **USD 200,000**, held for **three years** — or five years if the person who buys it from you is also a citizenship applicant. Government fees of **USD 75,000 or USD 100,000** apply on top, depending on family size.

Government fees and timing

From the Citizenship by Investment Unit:

- Government fee: **USD 75,000** for a main applicant alone, **USD 100,000** for a main applicant with up to three dependants, plus **USD 25,000** per additional dependant under 18 and **USD 40,000** per additional dependant aged 18 or over.
- Processing: **USD 1,000** per application.
- Due diligence: **USD 7,500** main applicant, **USD 4,000** spouse, **USD 4,000** each dependant aged 16 and over.
- Mandatory interview: **USD 1,000** per person aged 16 and over, conducted virtually.
- Certificate of naturalisation: **USD 500** per person. Passport: **USD 500** per passport.

The CBIU states that applications typically take **3 to 4 months** from submission to approval in principle, followed by 3 to 6 weeks to naturalisation.

Travel access today

Here is where **Dominica** stands today:

United Kingdom: a visa is required. The UK removed visa-free access for Dominica on **19 July 2023**, citing what it called clear and evident abuse of the citizenship scheme.

United States: entry is partially suspended. Presidential Proclamation 10998, signed 16 December 2025 and effective **1 January 2026**, suspends immigrant entry and the B-1, B-2, B-1/B-2, F, M and J visa categories for nationals of this country, and shortens validity for other categories. Existing valid visas continue to be honoured. If US travel or study is your reason for buying a passport, this route does not deliver it right now.

Canada: a visitor visa is required. None of the five Caribbean citizenship-by-investment countries has visa-free access to Canada.

On Schengen and the EU: access is currently in place, but the EU's revised visa suspension mechanism, adopted on 31 December 2025, makes operating a citizenship-by-investment scheme a self-standing ground for suspending visa-free travel. The European Commission wrote to Antigua & Barbuda in June 2026 seeking a phase-out, and an EU report is due in December 2026. Schengen access should not be treated as permanent.

What this does to an Indian passport

India does not allow dual citizenship. Section 9(1) of the Citizenship Act 1955 provides that a citizen of India who voluntarily acquires the citizenship of another country **ceases to be a citizen of India**. Acquiring any Caribbean citizenship is voluntary, so your Indian citizenship ends **automatically on the day it is granted** — no Indian decision, no discretion, no deferral. The Indian passport must be surrendered and a Surrender Certificate obtained.

You can then apply for **Overseas Citizen of India** status. The Ministry of External Affairs states plainly that OCI is not dual citizenship: no vote, no constitutional posts, no equality in public employment, and **no acquisition of agricultural land, farmhouses or plantation property in India**.

This is a **replacement** for your Indian citizenship, not an addition. Plan around that.

Key benefits

- The CBIU states that applications typically take 3 to 4 months from submission to approval in principle, followed by 3 to 6 weeks to naturalisation.
- Family-friendly: include a spouse, dependent children, and parents or grandparents over 65 who are substantially supported.
- No requirement to reside in Dominica before or after citizenship is granted.
- Asset-backed investment: government-approved real estate that can be resold after the holding period.
- Schengen visa-free access currently in place, subject to the EU's revised visa suspension mechanism.

Requirements

- Buy government-authorised real estate worth at least USD 200,000 and pay the government fee.
- Hold the property for three years from the grant of citizenship, or five years if the buyer is also a citizenship-by-investment applicant.
- Every applicant aged 16 and over must pass due diligence and attend a mandatory interview, conducted virtually.
- Provide valid travel and identity documents, proof of legitimate source of funds, and medical/health declarations.
- Comply with all nationality, sanctions, and legal regulations applicable under Dominica CBI rules.

When this route may not fit

- Unclear or illegitimate source of funds, including proceeds from prohibited activities.
- Adverse background findings, criminal records, or issues with sanctions or watchlists.
- Inability to complete KYC/AML verification or provide the required official documents.
- Failure to meet Citizenship by Investment Unit (CBIU) due diligence requirements at any stage.

Document checklist

Identity & Civil

- Valid passport copies (minimum 12 months validity) for main applicant and dependents
- Birth certificates for main applicant, spouse, and children
- Marriage certificate if including spouse
- Police clearance / criminal record certificates for all applicants aged 16+
- Legal documents evidencing name changes, if applicable

Financial & Source of Funds

- Proof of funds / source of wealth to verify the legitimacy of EDF contribution
- Bank statements for the last 6–12 months
- Evidence of business income, salary, or other legal sources of funds
- Banker’s reference letters or financial institution confirmation
- Notarised affidavit of source of funds for all applicants

Health & Compliance

- Health declaration / medical certificate for each applicant
- Completed citizenship application forms as provided by the CBIU
- Personal references or recommendation letters if requested by CBIU

Questions clients ask

What is the minimum real estate investment for Dominica CBI?

Government-approved real estate from USD 200,000. Government fees apply on top: USD 75,000 for a main applicant alone or USD 100,000 with up to three dependants, plus USD 25,000 per additional dependant under 18 and USD 40,000 per additional dependant aged 18 or over.

Can I include my family in the real estate application?

Yes. The application can include a spouse; children under 18, or 18 to 30 in full-time higher education and fully supported; and parents or grandparents over 65 who are substantially supported. Siblings cannot be included.

How long does the Dominica Real Estate CBI process take?

The CBIU states that applications typically take 3 to 4 months from submission to approval in principle, followed by 3 to 6 weeks to naturalisation.

Are there residency requirements for the real estate route?

No. Dominica does not require physical residence before or after citizenship is granted.

Is the real estate investment refundable?

No. While the property is asset-backed and can potentially be resold after the holding period, the investment itself is tied to government-approved projects and subject to resale regulations.

What due diligence is required?

Every applicant aged 16 and over undergoes due diligence — background checks and financial verification — and attends a mandatory interview, conducted virtually.

Can the property generate rental income?

Rental yields may be offered depending on the project, but they are not guaranteed. Returns depend on project performance and operator allocation.

Are there additional fees apart from the investment?

Yes. Applicants also pay the government fee, a USD 1,000 processing fee, due diligence fees, a USD 1,000 interview fee per person aged 16 and over, and USD 500 each for the certificate of naturalisation and the passport.

Important notes

- The United Kingdom removed visa-free access for Dominica on 19 July 2023. A UK visa is now required.
- US Presidential Proclamation 10998, effective 1 January 2026, partially suspends entry for Dominican nationals including the B, F, M and J visa categories. Existing valid visas continue to be honoured.
- Government fees of USD 75,000 or USD 100,000 apply on top of the property price, depending on family size.
- Indian citizenship ends automatically on acquiring Dominican citizenship.

Compliance

- Minimum approved real estate purchase: USD 200,000, plus government fees of USD 75,000 or USD 100,000 by family size.
- Holding period: three years, or five years if the next buyer is also a citizenship-by-investment applicant. The same property cannot be re-used for a citizenship application for five years.
- A mandatory interview applies to every applicant aged 16 and over.
- No residency or visit requirement after grant.
- Dependants: spouse; children under 18, or 18 to 30 in full-time higher education and fully supported; parents or grandparents over 65 who are substantially supported. Siblings cannot be included.

Official sources: Dominica CBIU — Statutory Rules and Orders No. 8 of 2024; UK Government — check if you need a UK visa; Federal Register — Presidential Proclamation 10998 (16 December 2025, effective 1 January 2026); Government of Canada — find out if you need a visa; Citizenship Act 1955, Section 9(1) — Government of India; Government of India — passport surrender certificate; Ministry of External Affairs — Overseas Citizenship of India scheme; OECS — regional CBI standards.



XIPHIAS Immigration

NEXT STEP

Plan your Dominica application with our Dubai team

Tell us about your profile, family and timeline. We will confirm whether **Dominica Approved Real Estate – Government-Approved Properties** fits, set out the full cost in writing and manage the application with you from start to finish.

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