Investor checklist: how to buy a hotel in Georgia

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1. Extract with restrictions, mortgages and leases — Public registry NAPR (napr.gov.ge) — Find out what encumbers the property

2. Debtors and tax liens registry — Public registries — Find debts and liens

3. Extract from the entrepreneurs registry — Online, 13 GEL — Check the company's data

4. Tax status — rs.ge, by power of attorney — Check tax liabilities

5. Court disputes — Courts — Find disputes about the property and the seller

6. Enforcement proceedings — Enforcement Bureau — Find collections

7. Construction permit and act of commissioning — Batumi municipality — Make sure the building was built legally

8. Actual number of floors and area — On site — Compare them with the documents

9. Fire safety — On site — Check that requirements are met

10. Permits for neighbouring plots — Documents on neighbouring plots — Take nearby development plans into account

11. Cadastral plan: does the area in documents match the real one.

12. Permitted land use under the municipality documents.

13. Debts for electricity, gas and water.

14. Employment contracts and unpaid salaries.

15. Lease contracts inside the hotel. Leases of legal entities longer than one year are registered at NAPR.

Contacts

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Sources

NAPR: National Agency of Public Registry — https://napr.gov.ge/en
NAPR: fees and terms — https://napr.gov.ge/en/page/fees-and-terms
Law of Georgia on Tourism No. 3969 of 15.12.2023 (Matsne) — https://matsne.gov.ge/en/document/view/6012850
Andersen Georgia: business sale tax in Georgia
Chambers: Real Estate 2026, Georgia
NAPR: immovable property registration fee — https://napr.gov.ge/en/page/fees-and-terms/immovable-property-registration-fee
Legal 500: Georgia, mergers and acquisitions
Notary Chamber of Georgia: notary deposit account — https://www.notary.ge/eng-3390-notarys-deposit-account-becomes-more-protected
Andersen Georgia: VAT on land and buildings
PwC: Georgia, other corporate taxes
PwC: Georgia, taxes on corporate income
PwC: Georgia, withholding taxes
PwC: Georgia, individual other taxes
EY: Georgia Tax Law Brief, April–June 2026

This is reference information. It is not legal or tax advice.