

FREE PREVIEW



LOZANO & ASSOCIATES

# Owning Coastal Real Estate in Mexico

A foreign investor's guide — preview edition.

ATTORNEYS AT LAW · MEXICO

# Yes — foreigners can own coastal property, through the right structure

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Article 27 of the Mexican Constitution reserves direct land ownership **within 50 km of the coast** (and 100 km of a border) to Mexican nationals and companies — the "**restricted zone**," which is exactly where the most desirable beach property sits.

This is not a barrier; it is a **structure question**. Through a bank trust (*fideicomiso*) — where the bank holds title and you hold every right to use, lease, sell and inherit — or through a Mexican company, foreigners obtain full, secure ownership of coastal real estate.

## **In plain terms**

*The restriction governs **how** you hold the property, not **whether** you can own and control it. With the right structure, you get the economic ownership any buyer expects.*

# What the full guide covers

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- The restricted zone — where it applies and why
- The two legal paths: bank trust vs. Mexican company, and which fits you
- How the *fideicomiso* works — term, renewal, succession and costs
- The purchase, step by step — from offer to public registry
- A due-diligence checklist and the red flags that protect you
- The *ejido* trap — why "cheap beachfront" can be unsellable
- Real costs, taxes and the compliance you'll complete

## Get the complete guide

Request the full edition and a member of our team will share it with you.

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