

DOWER
LAW FIRM

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SEPTEMBER | 2025

**"Parcel to Organize"
Program**

Applications are open for the “Parcel to Organize” Program. The support covers 50% of eligible expenses, up to €300,000 per beneficiary, and is aimed at simple rural land consolidation and land reorganization operations. The deadline is October 31, 2025.

The “Parcel to Organize” Program, part of the Recovery and Resilience Plan (PRR), now covers the **entire territory of mainland Portugal**.

Land ownership in Portugal is characterized by high fragmentation and small rural property sizes, worsened by inheritance rules and the abandonment of farms, which compromises economic viability and increases the risk of wildfires in unmanaged forest areas.

To address these challenges, the “Parcel to Organize” Program was created to promote an increase in the average size of rural properties, encourage their management and organization, strengthen the sustainability of farms, and contribute to the resilience and revitalization of agroforestry territories.

■ Objectives

- i. Increase the physical size of rural properties;
- ii. Support the reorganization of rural land by providing a non-repayable financial incentive;
- iii. Support the acquisition of contiguous rural properties.

Beneficiaries can access this support to cover part of the expenses associated with the acquisition of neighboring rural properties or the regularization of fragmented land owned by multiple proprietors.

■ Funding

- i. The support covers 50% of eligible costs;
- ii. The total program budget amounts to €9.5 million.



The deadline for submitting applications is **05h00 PM on October 31, 2025**.

■ Eligibility Conditions

- i. Simple rural land consolidation operations, either planned or already completed, with deeds executed since February 1, 2020, carried out under the Legal Framework for Land Structuring;
- ii. Acquisitions of neighboring or contiguous rural properties already completed, with deeds executed since February 1, 2020;
- iii. Reconfiguration of ownership to a single proprietor, through the termination of co-ownership in properties or the dissolution of joint inheritance in undivided estates (for operations either planned or already completed since February 1, 2020).

The above notice also establishes technical requirements for eligibility, namely maximum areas, geometric configuration in a shapefile, and location on land classified as rural or forest areas.

In addition, special mention should be made of the requirement that the property or properties to be acquired must be appraised by a certified real estate appraiser listed in the official register of appraisers of the Ministry of Justice, with the appraisal carried out before the application submission date. Furthermore, acquisitions of properties between operations within the same group are excluded from this scheme.

■ Additional Conditions

Eligible expenses include:

- i. The lower value of the property or properties to be acquired or already acquired, between the appraisal conducted by a certified appraiser and the price negotiated between the parties, up to a limit of €10,000 per hectare;
- ii. The cost of the appraisal carried out by a certified appraiser.

For acquisitions that are yet to be completed, **the purchase deed must be executed by December 31, 2025**, with payment completed by March 31, 2026.



Payments **cannot be made in cash**. The support **does not cover VAT** associated with eligible expenses.

The maximum amount granted under this notice per beneficiary is €300,000, and the limits of de minimis aid must be respected. Financial support cannot be combined with any other aid of the same nature and purpose.

■ Final Obligations

In the event of application approval, the beneficiary must, within 12 months from that date, provide proof of the land consolidation or ownership reconfiguration (through the permanent certificate from the land registry), as well as update the information regarding the property owner.



The beneficiary may not, for a period of 15 years, wholly or partially subdivide the consolidated property. Failure to comply with any of the obligations mentioned above will result in the repayment of the support received.



Eduardo Castro Marques
ecm@dower.pt



Duarte Nunes Pinto
drp@dower.pt