

FIELD GUIDE / ARRIVAL SERIES / NO. 01

DOMINICAN REPUBLIC · STARTER EDITION

Landing Well.

What actually happens in your first thirty days in the Dominican Republic — the entry rules, the real costs, and the decisions that are hard to undo.

PREPARED FOR

Visitors, remote workers, retirees
and investors testing the DR
before committing

DATA CURRENT AS OF

5 September 2026
Rates and fees dated throughout

AUTHORITY LAYER

Cited to DGM, Pro Consumidor,
Banco Central and U.S. Dept. of
State



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STARTER EDITION
15 PAGES
COMPLIMENTARY

WHAT THIS IS

A short guide with no soft edges.

Most writing about moving to the Dominican Republic is either a brochure or a complaint. This is neither. It is a working brief on the mechanics of arriving — what the government actually requires, what things actually cost, and where newcomers reliably lose money and time.

The Dominican Republic rewards preparation and punishes improvisation. That is not a judgment about the country; it is an observation about how its systems are built. Rules exist and are published. They are also applied unevenly — which means the person who arrives knowing the published rule holds a real advantage, because you can only push back on an improvised answer if you know what the written one says.

So this guide leads with authority. Every requirement, fee and deadline in these pages is traced to a primary source and dated. Where we could not verify something to a government source, we say so plainly rather than dressing an estimate up as a fact.

How to use it. Read the arrival mechanics before you book. Read the location comparison before you sign anything longer than a month. Read the cost section before you build a budget — then rebuild that budget after your first thirty days, because your real number will not match your planned number.

THE TWO COMPANION CHECKLISTS

This guide ships with two working documents: **The 30-Day Landing Checklist**, a sequenced task list running from two weeks before departure through your fourth week on the ground, and **The Cost Reality Worksheet**, a fill-in budget built on Dominican line items rather than North American ones. Use them. A guide you read once changes nothing; a checklist you work through changes the outcome.

VOLATILE DATA LAYER · DATED 5 SEPTEMBER 2026

Exchange rates, government fees and market prices move. Every figure here carries the date it was verified. Treat anything older than ninety days as an order of magnitude, not a quote. All dollar conversions in this guide were calculated at approximately RD\$59 to US\$1.

Banco Central reference rate, 5–7 Sept 2026 — buy RD\$58.6639 / sell RD\$59.2348 per US\$1

Haven Cruz-Hubbard

Chief Executive & Chief Legal Officer, AnchorDR LLC

A member of the California Bar since 1997 and a graduate of Harvard Law School and Amherst College. Before founding AnchorDR he served twenty-three years in the U.S. Senior Foreign Service, retiring at Minister-Counselor rank — including as USAID Mission Director in the Dominican Republic, Guatemala and South Sudan, and as Deputy General Counsel leading a worldwide legal staff of more than eighty-five attorneys. He lives on the north coast of the Dominican Republic with his family.

Governance in brief. This document is an organizer and a research tool — not legal, tax, immigration, real estate or investment advice. It creates no attorney–client relationship and is not a substitute for licensed Dominican counsel engaged on your facts. Full governance terms, limitations and sources appear on page 15. © 2026 AnchorDR LLC.

Getting in, and staying in.

The entry rules are simple, published and free to comply with. Almost every problem newcomers have at the border or on departure comes from not reading them — or from paying someone to do something the government does for nothing. What follows is the E-Ticket, the passport rule, the thirty-day permit, the official extension fee schedule, and the line where visiting ends and residing begins.

BEFORE YOU BOARD

The E-Ticket.

One free government form, required in both directions, and the single most reliable place for a first-time visitor to be separated from money for no reason.

The Dirección General de Migración requires every passenger — foreign and Dominican alike — to complete an electronic entry and exit form before traveling on a commercial flight. It consolidates the old immigration and customs declarations into one digital submission that generates a QR code.

Two facts matter more than the rest. First, **it is free**: the official portal charges nothing, and any site asking you to pay is a reseller at best. Second, **you need it to leave as well as to arrive** — travelers routinely complete the arrival form, enjoy the trip, and discover at the counter on departure day that they must fill out a second one on their phone in a queue.

AUTHORITY • E-TICKET	
Requirement	Mandatory for entry into <i>and</i> exit from Dominican territory, every passenger
Cost	Free. "The service request is free." — DGM
Official portal	eticket.migracion.gob.do — the only correct address
When to complete	Before arriving at the airline counter
What it asks	Name, passport number, email, flight number, airline, exact accommodation address, customs details
Legal basis	Laws 285-04, 115-07, 72-02 and 226-06; serves both DGM and Customs
Sources: Dirección General de Migración, "E-Ticket Service (Passenger Arrival and Departure)"; Ministry of Tourism, Entry Requirements. Verified 5 September 2026.	

Practical handling. Complete the E-Ticket at home, screenshot the QR code, and save the screenshot where you can reach it without a data connection. The exact accommodation address is the field that trips people up — have it written out before you start, and give the immigration officer the same one.

DOCUMENTS

Six months, whatever your trip length.

Both the Dominican tourism authority and the U.S. Department of State set the same requirement: **a passport valid for at least six months**. This is not scaled to the length of your stay. A three-week holiday still requires six months of validity on the day you arrive. Check it now — a renewal takes weeks and a denied boarding takes minutes.

Carry a photograph of the biographic page on your phone and leave a copy with someone at home. You will be asked for passport details far more often than you expect — for a SIM card, a rental agreement, a bank visit — and handing over a copy is safer than handing over the document.

THE TOURIST CARD

Visitors from most countries enter on a tourist card rather than a visa. The U.S. Department of State puts the fee at approximately US\$10 and notes it is **usually already included in your airfare**. If someone at the airport offers to sell you one, check your ticket first. You should also expect to be able to show a return or onward ticket, proof of sufficient funds, and the address where you are staying — rarely examined closely, and examined very closely on exactly the day you cannot produce them.

THE CLOCK

Thirty days, and what happens after.

The standard tourist permit runs thirty days. Nearly everyone who comes to test the country stays longer than that. There is a published, online, inexpensive way to handle it — and a default path that quietly costs you more.

The Migration Department's own materials refer to "the 30 days established for tourists." That is your permit. Past it you have two options: request an extension of stay through the government portal, or overstay and settle the difference on departure. Both are legal. They are not equally sensible.

Option one — request the extension

The *prórroga de permanencia* is handled online through the DGM services portal. The request itself carries no charge; you pay a duty scaled to how long you are extending for, and processing is quoted at three working days. The fee schedule appears on the following page.

AUTHORITY • STAY EXTENSION (PRÓRROGA DE PERMANENCIA)

Where	Online at servicios.migracion.gob.do — request, payment and issuance
Fee, 30 to 90 days	RD\$3,500.00 (≈ US\$59 at Sept 2026 rates)
Fee, 90 to 120 days	RD\$5,600.00 (≈ US\$95 at Sept 2026 rates)
Request charge	None — the request is free; you pay the duty above
Processing time	3 working days
Service hours	Monday–Friday, 7:30 a.m. – 3:30 p.m.; the portal itself is continuous
Documents required	Passport biographic page; stamp showing date of last entry; return boarding pass; proof of economic solvency; medical certificate

Source: Dirección General de Migración, "Staying Extension," migracion.gob.do. Verified 5 September 2026. Fees are set in Dominican pesos; the dollar equivalent moves with the exchange rate.

Read that document list again before assuming this is trivial. **A medical certificate and proof of economic solvency** are not things you assemble the afternoon before your permit expires. If there is any chance you will stay past thirty days, start this in week two.

Option two — overstay and pay on the way out

The Dominican tourism authority states it plainly: "If staying beyond 30 days, expect an additional fee upon departure — determined on a sliding scale according to the total length of your stay." It can be paid online, or at the airport's immigration section after check-in and security.

This is a real and widely used path, and for a short overrun of a few days it is often the rational one. It becomes expensive as the scale climbs, it is settled at the moment you are least able to argue about it, and it leaves an overstay on your record — which matters if you later apply for residency and want a clean immigration history in front of you. If you are seriously evaluating the country, extend properly. It is a better story to tell later.

WHERE THE TOURIST TRACK ENDS

Extensions are a bridge, not a residence. If your honest answer to "how long am I staying?" is measured in years, you are looking at residency — a different body of law with different thresholds, timelines and costs, summarized on page 13. Any intended stay beyond about thirty days deserves at least a conversation about migration status *before* you have signed a lease or wired a deposit, not after.

Note on variability. Requirements published by DGM are applied with local and officer-level variation. Bring more documentation than the list requires, arrive early in the service window, and expect that the same process may be handled differently at different offices. This is normal and is not a sign that something has gone wrong.

Where you land decides most of it.

The Dominican Republic is not one place. A month in Santo Domingo and a month in Samaná teach you almost nothing about each other. Choosing your base is the highest-leverage decision of your first thirty days — and the one most often made from photographs. Every region below is a legitimate answer for someone; none is the right answer for everyone. Read across the row, not down the column.

REGION	WHO DOES WELL HERE	INFRASTRUCTURE	THE HONEST CATCH
Santo Domingo Capital, ~3M people	Urban remote workers, business explorers, culture seekers, anyone who needs the best hospitals in the country	Strongest nationally — internet, medical, services, every option available	Traffic is punishing at rush hour, summer heat without sea breeze is oppressive, and city awareness is required. No daily beach.
Santiago Cibao Valley	Professionals, budget-conscious retirees with city needs, Spanish speakers, people who don't need the coast	Solid — good hospitals, reliable service in developed areas	Two and a half to three hours from the beach, less English outside expat circles, and a Dominican professional city rather than a retirement community.
Punta Cana / Bávaro Southeast coast	Beach-first remote workers, families wanting familiar amenities, retirees testing tropical living gently	Mixed — excellent in newer developments, poor in others	The most expensive housing for comparable quality, the least culturally Dominican, and a coast that takes hurricane season harder.
North Coast Sosúa · Cabarete · Puerto Plata	Active and water-sports lifestyles, a younger and more European expat mix, beach life without resort culture	Inconsistent — frequent outages, variable internet, limited hospital depth	Serious medical events may mean a drive to Santiago. Parts of Sosúa carry a well-earned reputation that affects the town's character.
La Romana Southeast, Casa de Campo	Quiet-seeking retirees, golfers, families needing international schools, people who value predictability	Reliable inside developed communities, variable outside them	Sleepy if you want energy. Social life runs through expat and resort networks, so immersion takes deliberate effort.
Samaná Peninsula Las Terrenas · Las Galeras	Nature-first residents, people actively seeking distance from mainstream tourism, tranquility over convenience	Weakest of the six — long outages, unreliable internet, basic medical	Emergencies mean two to three hours to Santiago or Santo Domingo. This is frontier living with an extraordinary view.

Qualitative regional assessment compiled by AnchorDR from operator and resident reporting, September 2026. Infrastructure ratings are relative to each other, not to North American or European baselines. Housing cost bands, utility ranges and neighborhood-level guidance appear in the full Field Guide.

Choose for the life you will actually live on a Tuesday in August — not for the photograph you would take on the first Saturday.

ELIMINATE, DON'T OPTIMIZE

Eight questions that narrow it fast.

Selecting a base is easier as elimination than as a search for the best. Answer honestly and most of the map disappears.

QUESTION 01

Does your income depend on the internet holding?

If yes: Santo Domingo, Santiago, or a vetted development in Punta Cana. Samaná and much of the north coast are out, however they look.

QUESTION 02

Is daily beach access non-negotiable?

If yes: Punta Cana, the north coast or Samaná. Be honest — many people want to be near the sea, not in it daily.

QUESTION 03

How far are you from a hospital you would trust at 3 a.m.?

Santo Domingo strongest, Santiago good, Punta Cana adequate, everywhere else limited. This outranks scenery past sixty or with children.

QUESTION 04

Do you need to walk to things?

Scarce. Zona Colonial and parts of Piantini in Santo Domingo, and central Santiago. Elsewhere assumes a car or constant ride-hailing.

QUESTION 05

Are there school-age children?

International schools concentrate in Santo Domingo, Punta Cana and La Romana. Tuition is a major line item, and is not included in any cost estimate in this guide.

QUESTION 06

Is the budget the binding constraint?

Santiago and local Santo Domingo neighborhoods give the most life per dollar; Punta Cana the least. The gap is large enough to change what is possible.

QUESTION 07

Do you want an expat community or a Dominican one?

Punta Cana and the north coast hold the largest foreign networks. Santo Domingo and Santiago offer deeper integration, and demand more Spanish.

QUESTION 08

How much Spanish do you actually have?

Less Spanish pushes you into the tourist corridors, which costs money and access. More opens the local rental market, 20–40% below the platforms.

THE MONTH-ONE RULE

Book short-term for your first month and sign nothing longer. Platform rentals carry a premium over the local market, and paying it for thirty days is the cheapest tuition you will ever buy: it lets you learn the neighborhoods, meet people, and discover that the area you were certain about is loud at 6 a.m. Move to a local rental in month two, from knowledge rather than hope. The full Field Guide covers what that negotiation looks like.

Cheaper, with conditions.

The Dominican Republic genuinely costs less than North America or Europe — if you change how you live. Insist on importing your old life intact and you will pay a premium for the privilege, in a country where imports carry duty.

CURRENCY

Live in pesos.

The Dominican peso is the currency of daily life. Dollars are accepted in many places — at a rate the business chooses, which is not the rate the Banco Central publishes.

When a restaurant or landlord accepts your dollars, they apply their own conversion. A gap of eight pesos between their rate and the market rate is a quiet fee of roughly thirteen per cent on that transaction. Over a month of dollar payments this is not a rounding error — it is a meaningful share of what you thought you were saving by coming here.

REFERENCE RATE • DATED

Banco Central de la República Dominicana, weighted average of spot market transactions, reference for 5–7 September 2026:

Buy RD\$58.6639 • Sell RD\$59.2348 per US\$1

Mid-market quote, same date: approximately RD\$58.96 per US\$1. Check the current rate before converting anything material.

The practical rule. Draw pesos from a bank ATM rather than exchanging cash at the airport; always decline the machine's offer to convert to your home currency, because its rate is worse than your own bank's; and withdraw larger amounts less often, because the fee is usually flat per transaction rather than proportional. Keep a modest reserve of small US bills for the situations where dollars genuinely help, and pay for everything else in pesos.

Five habits that protect the exchange rate

HABIT 01

Decline the conversion, every time

When a machine or terminal offers to bill you in your home currency, say no. That is dynamic currency conversion: the rate is set by the operator, not by a market.

HABIT 02

Fewer, larger withdrawals

The withdrawal fee is typically flat rather than proportional, so four small withdrawals cost four times what one larger one does. Machines cap the amount; plan around the cap.

HABIT 03

Use bank-branch machines in daylight

Camera coverage, a guard, and someone to speak to if the machine keeps your card. Independent machines in tourist areas carry the worst fees.

HABIT 04

Carry a no-foreign-fee card

A three per cent foreign transaction fee is a meaningful monthly cost on ordinary spending. Sort this out before you fly; it is far harder to arrange from here.

The fifth habit is simply to check the Banco Central's published rate before converting anything larger than pocket money.

THE LINE ON YOUR BILL

The 10% is the law — sometimes.

Most visitors read the ten per cent line on a Dominican restaurant bill as an aggressive service charge. It is neither aggressive nor discretionary. Knowing what it is, and where it stops, changes how you tip and occasionally saves you money.

The charge is the *propina legal*, established by Article 228 of the Labor Code and reinforced by consumer protection legislation. It is collected for distribution in full to the staff who served you. Understanding this changes the transaction: you are not being upsold, and adding a further five to ten per cent for genuinely good service is a courtesy rather than a correction.

What most visitors do not know is where it stops. Pro Consumidor, the national consumer protection agency, has stated the boundary directly.

AUTHORITY · THE PROPINA LEGAL	
Legal basis	Article 228, Law No. 16-92 (Dominican Labor Code), reinforced by Law No. 358-05 (consumer protection) and Law No. 166-12
Rate	10%, distributed in full among the workers who provided the service
Applies to	Food and beverages consumed inside the establishment
Does <i>not</i> apply to	Take-out (<i>para llevar</i>) and delivery (<i>a domicilio</i>) orders
If charged anyway	Pro Consumidor treats charging it on take-out or delivery as a consumer protection violation subject to enforcement
Source: Pro Consumidor, "Comunicado oficial sobre el cobro del 10% de propina legal," proconsumidor.gob.do . Verified 5 September 2026.	

Check your delivery receipts. A ten per cent line on a food delivery order is not supposed to be there, and knowing that — politely, in Spanish, with the agency’s name available if it is needed — is worth more than the money involved.

Everything else you will be asked to tip

Beyond restaurants, Dominican tipping sits between North American generosity and European restraint. Small amounts, given consistently, matter: service wages are modest and tips are real income. Round up taxi fares rather than calculating a percentage. Tip hotel staff and delivery drivers a small fixed amount per service, more in bad weather or for a complicated order. Tip tour guides and drivers meaningfully — this is skilled work and the difference between a good day and a mediocre one. You do not need to tip at resort-luxury levels for ordinary services, and doing so distorts prices for the people who live here year-round.

THE RULE BEHIND BOTH LISTS

Local is cheap. Imported is not.

Almost every cost surprise in the Dominican Republic resolves to one principle: anything produced on the island is inexpensive, and anything that crossed a border carries duty, freight and the penalty of a small market.

GENUINELY INEXPENSIVE

Where your money goes further

Fresh produce from local markets. Chicken, pork and local fish. Rice, beans and root vegetables. Meals at neighborhood *comedores*. Domestic beer. Public transport. Household and handyman labor. Haircuts and personal services. Fuel. Dental and routine private medical care relative to the United States.

RELIABLY EXPENSIVE

Where the savings evaporate

Imported groceries — often two to three times North American prices. Electronics and appliances. Brand-name clothing and footwear. Imported wine and spirits. Good coffee and chocolate, which the country exports and then re-imports processed. Air conditioning run at North American habits. International shipping and the customs duty behind it.

The five costs nobody budgets for

LINE ITEM	WHY IT LANDS HARDER THAN EXPECTED
Summer electricity	Air conditioning is the single largest swing factor in a Dominican household budget. Running it the way you did at home can multiply your bill several times over between the mild months and August. Ask the landlord for actual past bills, not an estimate.
Customs duty on parcels	Ordering from abroad invites duty that can add substantially to the landed cost, and the calculation is not always predictable. Many long-term residents keep a U.S. address and carry goods in on visits.
Buying twice	The inexpensive fan, pot or extension lead frequently fails within weeks. Paying more once is often cheaper than paying less three times, and this is not obvious until it has happened to you.
Replacing your own things	A cracked phone screen, a dead laptop charger, a specific medication or brand you rely on — each of these costs materially more here than ordering it at home, and the substitute may not exist.
Saying yes	Integration is social, and social life costs money: boat trips, festivals, family celebrations, rounds bought. This is the best money you will spend here — budget for it rather than being surprised at month's end.

Compiled from AnchorDR client debriefs and resident reporting, September 2026. Monthly budget models for solo travelers, couples and families — with line-item figures by region — appear in the full Field Guide.

DO THIS IN MONTH ONE

Track every peso for your first thirty days, then build your real budget from that data rather than from anyone's published estimate — including ours. The companion **Cost Reality Worksheet** is built for exactly this.

Not getting hurt, and not looking foolish.

Two different risks, often confused. The first is managed with unremarkable habits. The second is managed by understanding that you are a guest in a relationship-first culture — and that the effort to behave like one is repaid immediately and generously.

AWARENESS, NOT FEAR

What actually goes wrong.

The U.S. Department of State places the Dominican Republic at Level 2 — Exercise Increased Caution — citing crime, and noting that police presence is heavier in areas tourists frequent. No region is designated off-limits.

That is the official position and it is a reasonable one. In practice, the great majority of visitors have no security incident at all, and the incidents that do occur cluster around a short list of avoidable behaviors: displaying valuables, walking unfamiliar areas alone after dark, leaving belongings on beaches, drinking heavily in places you do not know, and meeting strangers from dating applications in remote locations — which the State Department flags specifically.

AUTHORITY • TRAVEL ADVISORY & EMERGENCY NUMBERS	
Advisory level	Level 2 — Exercise Increased Caution (issued 12 June 2025)
Stated concern	Violent crime, described as a concern nationally despite increased police presence in tourist areas
Restricted regions	None designated
Specific caution	Avoid remote locations, particularly when meeting people from online dating applications
National emergency	911 — police, ambulance and fire; free from any mobile, nationwide
Tourist assistance	POLITUR, the tourism police — free hotline 1-809-200-3500, 24 hours, no charge
Sources: U.S. Department of State, Dominican Republic Travel Advisory, advisory dated 12 June 2025; POLITUR, "Tourist Assistance and Protection," politur.gob.do. Both verified 5 September 2026.	

Save both numbers in your phone before you land, alongside your accommodation address written out in Spanish. The full Field Guide carries a complete emergency and essential contacts annex — hospitals by region, embassies, airports and ambulance services.

AVOIDABLE, ALL OF THEM

Ten reliable ways to make your first month harder.

1. **Skipping the greeting.** Beginning any interaction with a request rather than "buenos días, ¿cómo está?" reads as rude and produces slower, colder service everywhere you go.
2. **Hearing "sí" as yes.** Direct refusal is avoided. "Sí, claro," "voy a ver" and "puede ser" frequently mean no. Confirm, follow up, and frame questions so that declining is easy.
3. **Drinking the tap water.** Not once. Bottled water is delivered to your door in five-gallon jugs for very little; tap water is fine for washing and showering.
4. **Renting without inspecting the inverter.** The battery backup is what keeps your router and refrigerator alive during an outage. Ask what it powers, for how long, and have it demonstrated.
5. **Testing the internet at midnight.** The speed that impresses you at 11 p.m. is not the speed you get at 2 p.m. when the neighborhood is online. Test during working hours, before you commit.
6. **Paying in dollars out of convenience.** A business applies its own conversion rate, and it is never in your favor. Small, constant, compounding.
7. **Taking the unofficial airport ride.** Pre-arranged transfer or the official counter inside the terminal. The saving is small and the misunderstanding about the fare is not.
8. **Visible impatience.** Sighing, checking your watch, demanding immediate attention. It produces slower service and no respect, and it is the clearest tell of all.
9. **Beach clothing away from the beach.** Dominicans dress more modestly than visitors expect. Cover up in town, in shops and in restaurants.
10. **Committing early.** Signing a long lease, buying property or starting a business inside the first months on the strength of a good week. Rent first. Observe a full year, including August.

THE PHRASE THAT BUYS YOU PATIENCE

"Estoy aprendiendo español." — I am learning Spanish. Said early, with a smile, it converts a transaction into a teaching moment and buys an extraordinary amount of goodwill. Use *usted* with strangers, service workers and anyone older than you; *tú* comes later, once the relationship exists.

SIX PHRASES THAT DO MOST OF THE WORK

Buenos días / tardes

Good morning / afternoon. Before anything else, with everyone.

¿Cómo está?

How are you? The expected second half of every greeting.

Disculpe

Excuse me — the polite way to get someone's attention.

No entiendo

I don't understand. Better than nodding and hoping.

¿Cuánto cuesta?

How much? Ask before, not after — taxis especially.

Muchas gracias

Thank you very much. For anything that took real effort.

IF THE ANSWER IS YES

The residency ladder, at a glance.

If month one turns into a serious intention, you cross from immigration mechanics into immigration law. These are the published thresholds. They are the beginning of the analysis, not the end of it.

ROUTE	PUBLISHED THRESHOLD	LEGAL BASIS	NOTES
Pensionado Retiree	US\$1,500 / month pension + US\$250 per dependent	Law No. 171-07, special incentives for foreign pensioners and rentiers	Carries tax incentives on transfer, property and certain investment income
Rentista Independent income	US\$2,000 / month from stable sources	Law No. 171-07	Same incentive regime; source and stability of income are examined
Investor	US\$200,000 minimum capital investment	Immigration Law No. 285-04, Art. 30; Decree 631-11, Art. 54	Real estate, business equity or approved development projects; requires investment certification
Marriage / family	Relationship-based; no income threshold of this type	General immigration law and regulation	Distinct track with its own documentary burden and timeline
Business	Formation, local employment and demonstrated economic contribution	General immigration and commercial law	Requires Dominican counsel and an accountant from the outset

Thresholds verified against Law 171-07 and Immigration Law 285-04 as reported by Dominican counsel, September 2026. Government fee schedules, processing times and the naturalization timeline are set out in the full Field Guide. Statutory thresholds change; confirm with licensed Dominican counsel before relying on any figure here.

What the thresholds do not tell you. Meeting an income test is the easy part. The work is in documentary assembly — apostilles, certified translations, police certificates, medical examinations — each with its own validity window, so that documents obtained too early expire before the file is complete and documents obtained too late delay everything behind them. This sequencing problem, not the money, is what turns a four-month process into a fourteen-month one.

Residency is a project management problem wearing a legal costume. The law is published; the sequencing is where people lose a year.

GET PROFESSIONAL HELP BEFORE, NOT AFTER

Engage licensed Dominican counsel for any residency application, business formation, property purchase or contract. Engage an international tax professional before assuming your home-country obligations paused when you left — for U.S. citizens in particular, they did not. And take referrals from people who are not selling you the thing they are referring you to.

WHERE THIS GOES NEXT

You have the map. The terrain is the hard part.

This starter edition covers the rules. The full Field Guide covers the execution — housing negotiation, landlord interrogation, real monthly budgets by region and household, daily systems, cultural decoding, and the complete emergency reference.

THE COMPLETE EDITION

The First 30 Days — AnchorDR Field Guide

Everything in this starter, plus the chapters that decide whether your first month costs you or teaches you: the platform-versus-local rental economics, deposit structures and what "utilities included" actually excludes, the investor inspection, monthly budget models for solo travelers, couples and families, transport, healthcare, household help, communication decoding, and a full emergency and essential contacts annex.

AVAILABLE AT ANCHORDR.COM

IF YOU WANT TO TALK

Consultation & intake — a working hour with the firm, priced separately and never credited, because it is time rather than product.

IF YOU WANT A PLAN

A written Roadmap built from your intake: criteria, sequencing and a due-diligence framework for your specific situation.

IF YOU WANT IT HANDLED

Navigator and Admiral engagements — sustained support through a purchase, a residency file or a business formation.

WHY ANCHORDR IS DIFFERENT

Lawyers handle the legal piece. Bankers handle the money piece. Realtors handle the property piece. Each of them is competent, and each of them sees one segment of your transaction. Very few people can take a client end to end — across visas, purchases, legal support and an honest view of which path actually makes sense for them.

And we take no commissions. AnchorDR accepts no fee, referral payment or other compensation from any lawyer, agent, bank, developer or vendor we introduce you to. Our only revenue is what our client pays us, which is the only structure under which the advice can be trusted.

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SHOW YOUR WORK

Sources.

Every requirement, fee and threshold stated in this guide traces to one of the following. Where a figure came from operator or resident reporting rather than a government source, it is labeled as such in the caption beneath it.

PRIMARY GOVERNMENT SOURCES

- Dirección General de Migración — *E-Ticket Service (Passenger Arrival and Departure)*.
migracion.gob.do/en/servicio/e-ticket-application-passenger-arrival-and-departure/
- Dirección General de Migración — *Staying Extension (prórroga de permanencia)*: fee schedule, documentary requirements and processing time. migracion.gob.do/en/servicio/stay-extension/
- Ministry of Tourism of the Dominican Republic — *Entry Requirements*: passport validity, E-Ticket, overstay surcharge.
godominicanrepublic.com/travel/entry-requirements
- Pro Consumidor — *Comunicado oficial sobre el cobro del 10% de propina legal*.
proconsumidor.gob.do/comunicado-oficial-sobre-el-cobro-del-10-de-propina-legal/
- POLITUR, Dirección Central de la Policía Turística — *Tourist Assistance and Protection*. politur.gob.do
- Banco Central de la República Dominicana — spot market weighted average reference rate, 5–7 September 2026.
- U.S. Department of State — *Dominican Republic Travel Advisory*, Level 2, dated 12 June 2025, and country entry requirements.
travel.state.gov

STATUTORY REFERENCES

- Law No. 16-92, Dominican Labor Code, Article 228 — the *propina legal*; reinforced by Law No. 358-05 (consumer protection) and Law No. 166-12.
- Law No. 171-07 — special incentives for foreign pensioners and rentiers; income thresholds for pensionado and rentista residency.
- Immigration Law No. 285-04, Article 30, and Decree 631-11, Article 54 — investor residency threshold and certification requirement.
- Laws 285-04, 115-07, 72-02 and 226-06 — legal basis of the electronic entry and exit form.

VERIFICATION STANDARD

Government requirements and fees in this guide were checked against the primary sources above on 5 September 2026. Regional descriptions, cost patterns and practical guidance are compiled from operator and resident reporting and are indicative rather than authoritative. Hospital, airport and vendor contact details are not published in this starter edition precisely because they change frequently; the full Field Guide carries them with their own verification date.

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