



ALBERTO MIRANDA

ABOGADOS · PERUVIAN LAW EXPERT

LEGAL GUIDE · INTERNATIONAL EDITION

Peruvian Law for Foreign Clients

What to do, in what order and before which authority to handle property, inheritance, divorce, powers of attorney, foreign judgments and family matters in Peru — in written English, with no need to travel to Peru where representation is allowed.

Property

Inheritance

Divorce

Exequatur

Powers of attorney

Family

Business

According to **Dr. Alberto Miranda**, a Peru-qualified attorney (CAL No. 39450) specializing in private international law, many problems in cross-border matters begin before anything is filed: with an insufficient power of attorney, or a document that does not prove exactly what the Peruvian authority requires. This guide shows how to define the result first, and the route second.

CAL No. 39450

Lima Bar Association · Peru-qualified attorney

High Court of Justice

Participation approved as *joint expert* · Family Division, England & Wales

Association of European Attorneys

Member

20+ years

Private international law, family and succession

THE ESSENTIALS IN ONE MINUTE

Can a foreigner handle a legal matter in Peru without traveling?

According to Dr. Alberto Miranda, a Peru-qualified attorney (CAL No. 39450) specializing in private international law, a foreign client can **buy or sell property, settle an inheritance, obtain a divorce or recognize a foreign judgment in Peru without traveling**, whenever the procedure allows representation, the correct power of attorney is granted and the required documents are properly legalized and translated.

Seven rules that prevent the most serious mistakes

- 1 **A Peruvian notary is not a notary public.** In Peru the notary is a lawyer who drafts and authorizes public deeds. A signature notarized in the United States is not the equivalent of a Peruvian public deed.
- 2 **To sell or mortgage property, the power of attorney must be granted by public deed** and in unequivocal terms, or the act is void (art. 156, Peruvian Civil Code).
- 3 **A power granted by public deed before a Peruvian consulate is a Peruvian public instrument and needs no apostille;** its sufficiency depends on its powers. A power signed before a foreign notary generally requires an apostille — or consular legalization where applicable — and a Spanish translation.
- 4 **Succession is governed by the law of the deceased's last domicile**, wherever the assets are located (art. 2100), and Peruvian judges apply that country's internal law, without renvoi (art. 2048).
- 5 **Peru has forced heirship.** When Peruvian law applies, a person with children or a spouse may freely dispose of no more than one third of the estate (art. 725).
- 6 **As a general rule, a foreign judgment has no registry or enforcement effect in Peru until it is recognized** through exequatur (arts. 2102–2111).
- 7 **Registration with SUNARP is what protects you against third parties;** and the absence of an entry in the registry does not prove that no risk exists.

Contents

01	Where to start: the six-decision method	3	02	Powers of attorney from abroad	4
03	Apostille, legalization and translation	5	04	Real estate in Peru	6
05	Inheritance, wills and forced heirship	7	06	Divorce and foreign judgments	8
07	Marriage by proxy and cohabitation	9	08	Children and the 1980 Hague Convention	10
09	Companies, contracts and due diligence	11	10	Authority map and risk matrix	12
11	Client cases and reviews	13	12	Checklist before signing, paying or sending originals	14
13	How to engage Dr. Miranda	15	14	For foreign lawyers and law firms	16
15	About Dr. Alberto Miranda	17	16	Official sources and legal notice	18

01 · EXECUTIVE MAP

Where should a legal matter in Peru start from abroad?

Dr. Miranda handles every matter through **six decisions taken in a fixed order**: result, authority, document, formality, representation and execution. Reversing that order — signing a power of attorney or apostilling documents before knowing what is required — is a frequent cause of rejected filings, second consular appointments and avoidable delays.

1

Result

What must change in Peru?
Registering property in your name, being recorded as divorced, receiving an inheritance.

2

Authority

Who produces that result? A notary, a municipality, the Superior Court, RENIEC or SUNARP.

3

Document

What exactly proves the fact or right? A final judgment, a certified record, a will, a title deed.

4

Formality

Is an apostille, consular legalization, Spanish translation or prior registration required?

5

Representation

Can a representative act? Which express powers must the power of attorney contain?

6

Execution

What happens next? Registration with SUNARP or RENIEC, taxes, delivery of the property.

KEY POINT · The power of attorney comes last, not first

The power of attorney is step 5, not step 1. Only once the result, the authority and the documents are known can it be drafted with the exact powers that the notary, the court or SUNARP will require. A power signed “just in case” usually ends in a second appointment.

Which situation are you in?

Your situation	What usually applies	Section
I want to buy, sell or protect property in Peru	Registry review, specific power of attorney, public deed and SUNARP registration	04
A relative died with assets in Peru	Applicable-law analysis, succession proceedings, transfer and registration	05
I married in Peru and live abroad	Notarial divorce by mutual consent, or judicial divorce	06
I divorced abroad or hold a foreign judgment	Exequatur before the Superior Court, then registration	06
I want to marry a Peruvian partner without both of us traveling	Marriage by proxy (art. 264, Civil Code)	07
My child lives in, or was taken to, Peru	Visitation, custody, or the 1980 Hague Convention	08

02 · INTERNATIONAL DOCUMENTS

Which power of attorney works in Peru?

A power of attorney granted by **public deed before a Peruvian consulate** is a Peruvian public instrument: it needs no apostille, although its sufficiency depends on its powers. A power signed before a foreign notary is also usable, but generally requires an apostille — or consular legalization where applicable — and a Spanish translation; to sell or mortgage property, it must also meet Peru's public-deed requirement. Every power must be drafted for the specific act.

LEGAL BASIS

Civil Code art. 156

Civil Code art. 2094

Code of Civil Procedure arts. 74–75

SUNARP · Registry of Powers

	Before a Peruvian consulate · preferred route	Before a foreign notary
Form	Peruvian public deed authorized by the consul, who acts as a notary	Governed by local law (art. 2094). A U.S. notarization only certifies the signature
Language	Spanish	Local language; requires a Spanish translation
Apostille	Not required	Required; or consular legalization if the country is not party to the Apostille Convention
Registration	Through SID-SUNARP when the consulate issues it with a digital signature; otherwise as the consulate indicates	After apostille and translation, when the act requires registration

What a Peruvian notary is

In Peru, the notary (*notario*) is a lawyer holding a public office who drafts, authorizes and keeps public deeds, and handles certain non-contentious matters such as uncontested successions and divorces by mutual consent. That is why a document merely “notarized” abroad may not satisfy a Peruvian requirement for a public deed, particularly for acts of disposition over property.

What an effective power of attorney must contain

- ☐ **Express powers to dispose or encumber.** Selling, mortgaging or donating an asset requires an unequivocal mandate granted by public deed, or the act is void (art. 156).
- ☐ **Special powers for litigation.** Filing suit, settling, conciliating or withdrawing require special powers granted expressly (art. 75 CPC); general procedural representation is not enough (art. 74 CPC).
- ☐ **Precise identification** of the property (registry entry number), the act and the receiving authority.
- ☐ **Power to sign, collect and receive funds** when the transaction requires it, with the destination account.
- ☐ **Registration and validity.** Notaries and banks usually require the power to be registered with SUNARP and a recent certificate of validity.

NEXT STEP

Dr. Miranda drafts the text of your power of attorney before your consular appointment, with the exact powers the Peruvian authority will require.

03 · VALIDITY OF DOCUMENTS

Will your foreign document be accepted in Peru?

As a general rule, a foreign document intended to produce legal effects before a Peruvian authority must pass **three checks**: authenticity (apostille or legalization), language (a Spanish translation accepted by the receiving authority) and sufficiency (it must prove exactly what that authority needs to verify). Passing the first check does not guarantee the other two.

BASIS

1961 Hague Apostille Convention

Peruvian Ministry of Foreign Affairs

1

Authenticity

Peru is party to the Apostille Convention. If it is in force with the issuing country, an apostille is enough; otherwise, consular legalization and legalization by Peru's Foreign Ministry are required.

2

Language

As a general rule, a document not in Spanish requires a Spanish translation. The receiving authority decides whether it accepts an official or a certified translation; confirm this before ordering it.

3

Sufficiency

The document must prove the exact fact: a final judgment, not only the decision; a current certified record, not an extract; a power containing the specific authority.

KEY POINT · An apostille does not cure the wrong document

An apostille certifies the signature and seal of the official who issued the document; it does not validate its content. A judgment without proof of finality, an incomplete certificate or a power lacking the required authority remain insufficient even when apostilled.

Before you send a document to Peru, confirm that

- ☐ It is the version the Peruvian authority requires: certified, complete and recent.
- ☐ The apostille or legalization corresponds to the issuing country.
- ☐ The Spanish translation also covers the apostille, seals and annotations.
- ☐ Names, dates and numbers match across all documents — including middle names and maiden names. A single inconsistent letter can trigger a registry objection.

Peruvian documents you need abroad

The reverse route also exists: Peruvian civil records, court decisions, registry certificates or titles that must be apostilled in Peru before being filed in your country. Apostilles on Peruvian documents are issued by Peru's Ministry of Foreign Affairs and can be obtained without you traveling.

NEXT STEP

Apostilles, legalizations and documents for international use: tramitator.com

04 · REAL ESTATE

How can a foreigner buy, sell or protect property in Peru?

With respect to property, the Peruvian Constitution places foreigners in the same position as **Peruvians**, subject to the border-zone restriction (art. 71). A secure transaction from abroad requires a registry review before any payment, a public deed and **registration with SUNARP**, all of which can be handled through a power of attorney.

LEGAL BASIS

Constitution art. 71

Civil Code arts. 949 & 1135

Civil Code arts. 2014 & 2022

Civil Code art. 2088

What article 71 also says

Within 50 km of the borders, foreigners may not acquire or possess, under any title, land, mines, forests, waters, fuels or energy sources, on pain of losing the right so acquired to the State, unless a public necessity is expressly declared by supreme decree approved by the Council of Ministers. In all cases, not only near the borders, foreigners **may not invoke any exception or diplomatic protection**.

KEY POINT · Why registration matters

Ownership passes by mere agreement (art. 949), but between competing buyers the first to register in good faith generally prevails (arts. 1135 and 2022). Registry good faith (art. 2014) protects only a buyer for value, in good faith, who acquires from the person the registry shows as entitled to transfer, and who registers. Without registration you risk a double sale and, if the property is attached, litigation.

Minimum review before paying

- ☐ Registered owner, registry entry and chain of title in SUNARP.
- ☐ Mortgages, attachments, injunctions, pending-lawsuit annotations and other encumbrances.
- ☐ Authority of whoever sells or signs for the owner, and the validity of that power.
- ☐ Consistency between registry, title, area and physical condition; payment structure: to whom, to which account and against which document.

Payment before verification

A substantial deposit is requested before the registry and documents are reviewed.

Representative without authority

The person negotiating cannot show a registered and sufficient power to sell or collect.

Inconsistent description

Area, boundaries or owner do not match between the registry and the documents.

Tax position not reviewed

Peruvian tax treatment differs for sellers not domiciled in Peru; coordinate with a tax adviser before agreeing the price.

KEY POINT · If you already own property and live abroad

Activate SUNARP's **Registry Alert** (*Alerta Registral*): it notifies you when a filing affecting your property's registry entry is submitted, giving you time to react to attempted fraud. Review which of your powers of attorney are still in force.

NEXT STEP · REAL CASE

A buyer in New York acquired property in Lima through a consular power and a full registry review, without traveling. Structure your transaction safely.

05 · CROSS-BORDER SUCCESSION

Which law governs an inheritance with assets in Peru?

Succession is governed **by the law of the deceased's last domicile, wherever the assets are located** (art. 2100), and Peruvian judges apply that country's internal law without renvoi (art. 2048). If the deceased lived in the United States, the succession to a property in Lima may be governed by the internal law of the relevant U.S. state; the transfer and registration of that property, however, follow Peruvian law and SUNARP rules (art. 2088).

LEGAL BASIS

Civil Code arts. 2048, 2088, 2100

Arts. 723–727

Art. 690

Art. 2094

Law 26662

Situation	Usual route
Last domicile in Peru, no will, heirs in agreement	Notarial intestate succession (Law 26662), registration in the Registry of Intestate Successions, then transfer of assets in SUNARP.
Last domicile abroad	The internal law of that country (in federal systems, of the relevant state) decides who inherits and in what shares. Whether a foreign probate order or heirship declaration needs exequatur must be assessed.
There is a will	Registration of the will and, where required, prior verification; then execution and registration of transfers.
Disputed succession or omitted heir	Judicial route: contested declaration of heirs or action for inheritance.

KEY POINT · Peruvian forced heirship

When Peruvian law applies, children and descendants, parents and ascendants, and the spouse or registered cohabiting partner are forced heirs (art. 724). With children or a spouse, a testator may freely dispose of up to one third (art. 725); with parents, up to one half (art. 726); with no forced heirs, of the whole estate (art. 727).

Wills and trusts made abroad

A will is strictly personal and cannot be made through an attorney-in-fact (art. 690). A will made abroad may be formally valid under the law of the place where it was made (art. 2094), but using it in Peru requires additional steps. Common-law trusts have no direct equivalent in Peruvian civil law: Peruvian property held through a foreign trust requires specific analysis.

Documents to open a succession from abroad

- ☐ Death certificate, apostilled and translated into Spanish if issued abroad.
- ☐ Birth and marriage certificates proving each heir's relationship to the deceased.
- ☐ SUNARP negative certificates of wills and intestate successions; any will or probate order made abroad.
- ☐ List of assets in Peru (real estate, vehicles, accounts, shares) and a power of attorney from each heir.

NEXT STEP

Determine the applicable law before gathering documents: [Peruvian forced heirship explained](#)

06 · DIVORCE AND RECOGNITION OF JUDGMENTS

How do you divorce in Peru, or make a foreign divorce valid there?

If you married in Peru and both spouses agree, the divorce can be processed **before a Peruvian notary or municipality under Law 29227**, each spouse acting through a registered power of attorney. If you already divorced abroad, **as a general rule and unless a treaty provides otherwise (art. 2102), the foreign decree must be recognized through exequatur** before RENIEC will record it: for the Peruvian registry, you remain married until then.

LEGAL BASIS

Law 29227

Supreme Decree 009-2008-JUS, art. 15

Civil Code arts. 2102–2111

Code of Civil Procedure art. 838

Notarial divorce by mutual consent

- ☐ At least **two years of marriage**.
- ☐ **No minor children** or adult children with disabilities; or a final judgment or conciliation record on support, custody and visitation.
- ☐ **No community property**; or the replacement or liquidation of the marital property regime, by public deed, registered with SUNARP.
- ☐ Each spouse may act through a **public-deed power with specific authority, registered with SUNARP** (art. 15, Supreme Decree 009-2008-JUS).
- ☐ Two stages: separation, and after two months, dissolution of the marriage.

Exequatur: the 8 requirements of art. 2104

- 1 No matter of exclusive Peruvian jurisdiction.
- 2 The foreign court had international jurisdiction.
- 3 Proper service, reasonable time and due-process guarantees.
- 4 The judgment is final (res judicata) where issued.
- 5 No earlier pending case in Peru on the same matter.
- 6 No conflict with an earlier recognizable judgment.
- 7 No conflict with public policy or good morals.
- 8 Reciprocity, which is presumed unless disproved (art. 838 CPC).

KEY POINT · Legalization is not recognition

A duly legalized foreign judgment has the evidentiary value of a public instrument in Peru without exequatur (art. 2109). But proving that it exists is not the same as enforcing it: recording a divorce with RENIEC, transferring property in SUNARP or enforcing the foreign judgment requires judicial recognition before the Civil Chamber of the competent Superior Court.

REAL CASE · PARIS, FRANCE → LIMA

A French divorce decree was recognized in Peru through exequatur; the client was then free to remarry. U.S. decrees, including California judgments (form FL-180), follow the same route.

NEXT STEP

divorceinperu.com · exequaturperu.com/en/ · [California FL-180 and exequatur in Peru](#)

07 · BINATIONAL COUPLES

Can you marry a Peruvian partner without both of you traveling?

Yes, **one of the spouses may marry through an attorney-in-fact**. Article 264 of the Civil Code requires a special power granted by public deed identifying the person to be married, on pain of nullity, and the **presence of that other person at the ceremony**. The power expires six months after it is granted.

LEGAL BASIS

Civil Code arts. 248 and 264

Constitution art. 5

Civil Code art. 326

Laws 29560 and 30007

Special power

By public deed — ideally before a Peruvian consulate — identifying the other spouse in full. A general power does not work.

The other spouse attends

The person you are marrying must be present at the ceremony. A proxy marriage spares one spouse the trip, not both.

Six months

The power expires after six months. The municipal file and date must be planned before the power is signed.

The application is filed with the mayor of either spouse's domicile, with birth certificates, proof of domicile, a medical certificate and witnesses, among other requirements (art. 248). Foreign documents generally need an apostille or consular legalization and a Spanish translation, and each municipality sets its own procedure.

REAL CASE · MEXICO → LIMA

A binational couple — he Peruvian, she Mexican — married in Peru without her traveling; Dr. Miranda acted as her legal representative at the ceremony.

Does cohabitation in Peru create property rights?

A union between a man and a woman free of any impediment to marry, who live together continuously for at least two years, creates a community of property governed by the rules of marital community property (Constitution art. 5; Civil Code art. 326). It can be recognized before a notary when both agree (Law 29560) or by a court, and once registered it grants inheritance rights to the surviving partner (Law 30007).

For foreigners with a Peruvian partner

If you lived together in Peru and acquired assets, those assets may belong to both of you even if registered in one name only. Before selling, separating or making a claim, assess whether the relationship is recognized or can be proved.

NEXT STEP

Special power drafting and coordination with the municipality: matrimonioyopoderperu.com

08 · INTERNATIONAL FAMILY LAW

What can you do if your child lives in, or was taken to, Peru?

Child support, custody and visitation are decided by the **Peruvian family judge** or through a conciliation record, and a parent living abroad can act through a representative. If a child was wrongfully removed or retained, the **1980 Hague Convention** applies when Peru and the other State are bound to each other by it.

BASIS

Code of Children and Adolescents

Civil Code

1980 Hague Convention

Visitation

Setting or changing contact, including video calls and visits during trips to Peru or the child's travel abroad.

Child support

Setting, increasing, reducing or ending support, taking into account income earned in another country.

Custody and relocation

Deciding with whom the child lives and whether the child may move residence outside Peru.

Travel authorization

Before a notary if both parents agree; before a judge if one parent objects or cannot be located.

KEY POINT · International child abduction

The 1980 Hague Convention seeks the return of a child wrongfully removed or retained to the State of habitual residence. Because Peru acceded to the Convention, it applies only with the States that have accepted Peru's accession: before acting, check the HCCH status table for the relationship between Peru and the other country. Applications run through each country's Central Authority, and time elapsed affects the outcome.

Experience before foreign courts

His qualifications were submitted to the **High Court of Justice, Family Division (England & Wales)**, which approved him as a *joint expert* on Peruvian family law in a 1980 Hague Convention case.

NEXT STEP

Strategy for parents living outside Peru, in written English.

09 · COMPANIES AND CONTRACTS

What should a foreign investor or company review before acting in Peru?

Before investing, contracting or appointing a representative in Peru, a foreign company should confirm who can bind each party, what the registries show and which obligations are governed by Peruvian law. **SUNARP answers registry questions**; it does not replace contractual, judicial, tax or physical review when the risk requires it.

BASIS

General Companies Law (Law 26887)

Civil Code

SUNARP

Market entry

Forming or joining a Peruvian company and defining its management and legal representation.

Corporate powers

Powers granted by a foreign company for acts in Peru, with apostille, Spanish translation and registration.

Contracts

Review of obligations, guarantees, exit mechanisms, penalties and dispute resolution under Peruvian law.

Due diligence

Registries, representatives, assets and documents before buying, investing or contracting.

What an objective-driven registry search can show — and what it cannot

It can show	It cannot show
Registered owners and history of real estate and vehicles	Private transfers that were never registered
Registered powers and legal representatives	Informal possession of land
Corporate acts, capital and directors on record	Assets held in the name of third parties
Mortgages, attachments and annotations	Unregistered debts, contracts or disputes

KEY POINT · The absence of an entry is not an all-clear

The absence of a fact from a registry entry does not by itself prove that no obligation, dispute, risk or unregistered fact exists. A serious report states what was found and the limits of the search.

NEXT STEP

Asset search, registry review and contract analysis for foreign clients and their counsel.

10 · LEGAL NAVIGATION

Which Peruvian authority will decide your matter?

Each Peruvian authority resolves one part of the problem and none replaces the others: RENIEC records civil status but does not recognize foreign judgments; SUNARP registers rights but does not replace a contract review; the notary handles non-contentious matters but not disputes.

Authority	What it handles	What it does not
SUNARP National registries	Property, powers, successions, companies and other registrable acts	Does not replace contracts, unregistered facts or a full review
RENIEC Civil registry	Identity, civil records and civil-status annotations	Does not recognize a foreign judgment by itself: exequatur is required
Judiciary Poder Judicial	Exequatur, contested divorces, family and disputed successions	Route depends on jurisdiction, standing, evidence and procedure
Notary Notario	Public deeds, powers, intestate succession, divorce by mutual consent, cohabitation	No matter involving opposition or dispute
Municipality	Civil marriage; separation and divorce by mutual consent	Requirements vary by municipality
Peruvian consulate	Powers and wills by public deed; consular registrations	Consular form does not make the content sufficient
Ministry of Foreign Affairs	Apostille and legalization of documents	Does not validate the content of the document

Risk matrix by area

Area	Core risk	When to review
Power	Insufficient powers, wrong form, no registration	Before the consular or notarial appointment
Property	Title, encumbrances, seller's authority, payment, tax	Before signing or transferring funds
Inheritance	Applicable law, forced heirs, omitted heirs, foreign wills	Before choosing a notarial or judicial route
Divorce	Children or property not settled; foreign decree not recognized	Before remarrying or selling property
Judgment	Finality, service, translation, effect in Peru	Before assuming it already has effect in Peru
Company	Representation, registries, contracts, assets	Before investing or signing

11 · VERIFIABLE EXPERIENCE

Who has handled a Peruvian matter from abroad?

Clients in the United States, Europe, Asia and Latin America have handled property, inheritance, divorce, marriage, recognition of judgments and legal opinions in Peru through Dr. Miranda's remote representation. Some cases, with client details withheld:

Origin	Matter	Result
New York, USA	Real estate purchase	Property in Lima acquired through a consular power and full registry review, without the buyer traveling
Paris, France	Exequatur of divorce	French decree recognized in Peru; client free to remarry
Rome, Italy	Intestate succession	Heirs in Italy received the assets located in Peru; transfers registered with SUNARP
Mexico	Marriage by proxy	Binational couple married in Peru; Dr. Miranda represented the Mexican bride
Switzerland	Complex legal matter	Client based in Switzerland advised on a legal matter in Lima
Poland	Legal opinion	Written legal opinion on remote work in Peru

What clients say

★★★★★

"I was very impressed with his level of professionalism and his writing ability. [...] I truly appreciate him thinking from the client's perspective and going out of his way to serve them."

Kristina Liu · USA

★★★★★

"I consulted Mr. Miranda from Switzerland due to a legal problem in Lima. He did not only show extraordinary professionalism and expertise, he was also very kind and helpful."

Severin Müller · Switzerland

★★★★★

"Doctor Alberto Miranda was very efficient and professional in detailing the services needed. [...] His questions were very detailed and thought provoking and his explanations were very informative as well as timely."

Annette Crymes · Google review

★★★★★

"Dr. Miranda provided me with a professional legal opinion regarding my prospects for remote work in Peru. I will be working with this attorney in the future."

Kamil Serwatka · Poland

★★★★★

"Exceptional attorney who goes above and beyond to provide customer satisfaction [...] Very professional and ethical."

Nadiyah Pendleton · Chicago, USA

★★★★★

"What a service! I didn't expect him to help me so much. If you're looking for a respectful and helpful lawyer, he's the one!"

Miluska H Walton · Netherlands

Read all our real client reviews here. Each one can be verified on Google:

<https://albertomiranda.org/en/testimonials/>

12 · PREVENTION

What should you verify before signing, paying or sending originals?

Ten questions summarize the whole method. If you cannot answer one of them with certainty, **do not sign, do not pay and do not send original documents** until it is resolved: many of the problems that reach Dr. Miranda began with one of those three acts done too early.

Area	Preventive question	✓
Result	What exact result do I need to obtain in Peru?	☐
Authority	Will a notary, municipality, court, RENIEC, SUNARP or bank produce it?	☐
Document	Which document actually proves the fact or right I rely on?	☐
Formality	Does it need an apostille, legalization, Spanish translation or prior registration?	☐
Power	Which express powers does my representative need, and before whom?	☐
Registry	Have I reviewed the registry entry before signing or paying?	☐
Risk	Are there encumbrances, disputes, third parties, restrictions or unregistered facts?	☐
Funds	Who will be paid, for what and at which stage of the transaction?	☐
Execution	What follows once the deed, judgment or registration is obtained?	☐
Home country	Does the matter also require counsel admitted in my own jurisdiction?	☐

Critical point

Do not send original documents or transfer funds for a material transaction before identifying the legal structure, the correct recipient and the minimum verification required.

What this guide does not cover

- It is not a visa, residency or immigration manual.
- It does not replace advice on the law of your own country when the matter depends on it.
- It is not a legal opinion on your specific case.

13 · HOW WE WORK

How do you engage Dr. Miranda?

Every engagement starts with a **preventive legal evaluation**, a professional service quoted in advance, followed by a **written proposal** and an **engagement letter** before any further work. All communication is in **written English**. 100% remote legal service from Lima, Peru.

1

Contact

WhatsApp, email or contact form, with a short summary and your country.

2

Pre-screening

We confirm the matter is within our practice and quote the evaluation.

3

Evaluation

Once accepted: review of your documents, route, risks and the power of attorney you will need.

4

Engagement

Written proposal for execution (scope, deliverables, fees) and signed engagement letter.

5

Execution

Representation before each authority, with written progress reports.



Write directly to Dr. Miranda

Tell us what you need to resolve in Peru and from which country. We will confirm whether it falls within our practice and propose a preventive legal evaluation.

[Request a preventive legal evaluation on WhatsApp](#)



WHATSAPP

Language

All communication, reports and legal opinions in written English. Spanish also available.

Payment

International bank transfer (SWIFT) and other payment methods, as set out in the engagement letter.

Working hours

Monday to Friday, 9:00–18:00 Lima time (UTC-5; Peru does not observe daylight saving time).



Contact form

albertomiranda.org/en/contact/
Email: info@albertomiranda.org

What to include in your first message

Your country; the result you need in Peru; documents you have; other people involved; deadlines; any power of attorney already granted.

14 · FOR FOREIGN COUNSEL

Are you a lawyer whose case turns on Peruvian law?

When foreign litigation, arbitration or a transaction depends on a question of Peruvian law, Dr. Miranda provides **independent written legal opinions** in English or Spanish and acts as **local counsel in Peru** for international law firms.

Expert legal opinion

Executive summary, qualifications, scope, facts as instructed, applicable Peruvian law, analysis, numbered conclusions and a statement of independence.

Local counsel in Peru

Notarial, registry and court steps for the firm's clients, with written reports in English to instructing counsel.

Asset and registry searches

SUNARP searches and documented reports stating findings and the limits of the registry.

Minimum briefing to open an instruction

Item	What to provide
Questions	Numbered questions and the legal effect the court or counsel needs to understand
Context	Foreign jurisdiction, stage of the proceedings and purpose of the opinion
Documents	Judgments, contracts, civil records, registry material and translations
Timing and format	Deadline and any declaration, signature, CV or appendix requirements of the forum
Conflicts	Parties, firms and entities for the conflict check

For Law Firms · Peruvian Law Expert

His qualifications were submitted to the High Court of Justice, Family Division (England & Wales), which approved his participation as a *joint expert* on Peruvian family law. Author of *The Peruvian Law Expert Series*.

counsel@albertomiranda.org

albertomiranda.org/en/for-law-firms/ · [Peruvian Law Expert](#)



FOR LAW FIRMS

15 · PROFESSIONAL AUTHORITY

Who is Dr. Alberto Miranda?



Dr. Alberto Miranda is a Peru-qualified attorney registered with the Lima Bar Association (CAL No. 39450), an Extrajudicial Conciliator accredited by Peru's Ministry of Justice (MINJUS No. 18991) and the founder of Alberto Miranda Abogados.

With more than twenty years of practice in private international law, family law, succession and cross-border civil procedure, he represents foreign clients and Peruvians abroad in legal matters in Peru, entirely remotely and in written English or Spanish.

His qualifications were submitted to the High Court of Justice, Family Division (England & Wales), which approved his participation as a *joint expert* on Peruvian family law in a 1980 Hague Convention proceeding. He is the author of *The Peruvian Law Expert Series*, including *Peruvian Succession Law for Foreign Lawyers*, *Foreign Judgments in Peru* and *Peruvian Real Estate Law for Foreigners*.

Dr. Alberto Miranda — Peruvian Law Expert · 100% remote legal service from Lima, Peru.

CAL No. 39450

Lima Bar Association · Peru-qualified attorney

MINJUS No. 18991

Extrajudicial Conciliator · family, civil and commercial matters

High Court of Justice · Family Division

Participation approved as *joint expert* · Peruvian family law · 1980 Hague Convention

Association of European Attorneys

Member · [verifiable profile](#)

Illinois State Bar Association

Published author, Food Law Newsletter · [author profile](#)

Amazon author

11 books · The Peruvian Law Expert Series · [author page](#)

ALBERTO MIRANDA®

Trademark registered with INDECOPI · Class 45, legal services

20+ years of practice

Private international, family, succession, registry and notarial law

Complementary training in technology, AI and legal methodology: Legal Tech — Universidad Austral · IBM AI Foundations · AI For Everyone — DeepLearning.AI · A Law Student's Toolkit — Yale University. Dr. Miranda's standing can be verified with the Lima Bar Association and Peru's National Registry of Sanctioned Lawyers (RNAS). Full profile: albertomiranda.org/en/attorney-profile/

16 · VERIFICATION

Official sources and legal notice

Peruvian legislation cited

Political Constitution of Peru: arts. 5 and 71 · Civil Code: arts. 156, 248, 264, 326, 690, 723–727, 949, 1135, 2014, 2022, 2048, 2088, 2094, 2100 and 2102–2111 · Code of Civil Procedure: arts. 74, 75 and 838 · Law 29227 and Supreme Decree 009-2008-JUS (notarial and municipal divorce) · Law 26662 (notarial non-contentious matters) · Law 26887 (General Companies Law) · Law 29560 (notarial recognition of cohabitation) · Law 30007 (inheritance rights of cohabiting partners) · 1961 Hague Apostille Convention · 1980 Hague Child Abduction Convention.

Official sources

1. [Congress of Peru — Political Constitution, art. 71](#)
2. [Government of Peru — Power of attorney by public deed abroad](#)
3. [Government of Peru — Granting powers by public deed from abroad](#)
4. [SUNARP — Powers of attorney granted abroad](#)
5. [Judiciary of Peru — Recognition of foreign judgments and awards \(exequatur\)](#)
6. [RENIEC — Civil-status procedures](#)
7. [HCCH — Apostille Convention: status table](#)
8. [HCCH — 1980 Child Abduction Convention: status table](#)

Alberto Miranda Abogados resources

English website	https://albertomiranda.org/en/
Contact	https://albertomiranda.org/en/contact/ · https://wa.me/51997917798
Testimonials	https://albertomiranda.org/en/testimonials/
Further reading	Recognizing a foreign divorce in Peru · Exequatur of foreign judgments · Peruvian forced heirship
YouTube	https://www.youtube.com/@AlbertoMirandaLegalPeru
Law firms	https://albertomiranda.org/en/for-law-firms/ · counsel@albertomiranda.org

Legal notice

This guide provides general information on Peruvian law prepared by Dr. Alberto Miranda. It is not a legal opinion on any specific matter and does not replace a review of the facts, documents, jurisdiction of origin and objective of each case. Administrative, consular, registry and judicial requirements may change and should be verified before documents are filed, funds are transferred or a transaction is executed. **Reading this guide or contacting Dr. Miranda does not create an attorney-client relationship;** that relationship arises only upon a signed engagement letter.

Alberto Miranda Abogados · Dr. Alberto Miranda — Peruvian Law Expert · 100% remote legal service from Lima, Peru · albertomiranda.org/en/