

WORKING CHECKLIST · 2026 EDITION

Turkish Citizenship by Investment

Complete document checklist — applicant, spouse, children, route

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Covers: 2025 compliance pass + spouse rule

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This is the working checklist we use when opening a Turkish citizenship file. It covers every document the local Civil Administration, Land Registry (TKGM), the relevant banking or capital markets regulator, and the consulate will ask for, in the order they typically ask for them. Updated every time a program rule changes.

1. Main Applicant (lead investor)

- Valid passport** — at least 12 months remaining validity at filing, two blank pages.
- Birth certificate**, apostilled, with sworn Turkish translation.
- Marriage certificate** if applicable, apostilled, translated.
- Police clearance certificate** from every country lived in 6 months or more in the last 10 years. Apostilled. Issued within the last 6 months at filing.
- Four biometric photos**, white background, taken in the last 6 months.
- Valid health insurance** in Turkey for the application year.
- Turkish tax number** (alınmış vergi kimlik numarası).
- Proof of qualifying investment** — see route-specific section below.
- Source-of-funds package** — bank statements covering the origin of the qualifying investment, supported by employment evidence, business statements, asset sale evidence or inheritance papers as applicable.

2. Spouse (2025 rule)

2025 update. The compliance pass moved the spouse from "named on the file" to "active applicant with their own document set." This is the single document most often missed by people who researched the program before 2025.

- Valid passport.**
- Marriage certificate** (already provided by the main applicant, but the spouse file references it).
- Police clearance for the spouse**, apostilled, with sworn Turkish translation.
- Four biometric photos.**
- Valid Turkish health insurance.**
- Turkish tax number.**
- Spouse residence permit application** (filed alongside the main applicant).

3. Children under 18

- Valid passport.**
- Birth certificate** naming both parents, apostilled, translated.
- Four biometric photos.**
- Health insurance.**
- If only one parent is in the application (single parent, divorce, deceased parent), **sole parental authority declaration** or court order, apostilled and translated.

- If the other parent is alive and not applying, **notarised consent** for the child to acquire Turkish citizenship.

Children over 18 are not included in the family file and need their own qualifying investment.

4. Route-Specific Evidence

4.1 Real Estate Route

- Title deed (tapu)** registered at the local Tapu Müdürlüğü, with the 3-year no-sale annotation explicitly noted on the deed.
- SPK-licensed appraisal report** showing assessed value of at least USD 400,000 (USD equivalent on official transfer date).
- Foreign Exchange Purchase Certificate (Döviz Alım Belgesi, DAB)** for the full investment amount, issued by a Turkish bank.
- Bank transfer confirmations** showing the full buyer-seller payment path.
- Compliance certificate (Uygunluk Belgesi)** issued by the General Directorate of Land Registry.
- Sale contract** with tax stamp.

4.2 Bank Deposit Route

- Bank account opening documents** in your name at a BDDK-licensed Turkish bank.
- Deposit confirmation** for at least USD 500,000 (or currency equivalent on value date), with 3-year no-withdrawal commitment marked by the bank.
- BDDK confirmation letter** attesting the deposit meets program requirements.
- DAB** if the deposit was made after FX-to-lira conversion.

4.3 Investment Funds Route

- SPK-licensed REIF or VCIF subscription documents.**
- MKK (Merkezi Kayıt Kuruluşu) custody confirmation** for the fund units.
- SPK confirmation** the fund is on the eligible list and your subscription is locked for the 3-year period.
- Proof of subscription payment** and DAB.

4.4 Government Bonds Route

- Custody confirmation** for USD 500,000 equivalent of Turkish government bonds.
- Treasury confirmation** of the 3-year no-trading commitment.
- DAB.**

4.5 Fixed Capital Investment Route

- Ministry of Industry and Technology confirmation** for the qualifying capital investment.
- Company formation documents** and proof of capital injection.

4.6 Employment Creation Route

- ❑ **Social Security Institution (SGK) records** confirming at least 50 Turkish citizen employees on payroll.
- ❑ **Ministry confirmation** for the qualifying employment.

5. Documents We Generate For You, Not the Reverse

Don't chase these; the case lawyer manages them.

- ❑ **Power of attorney (vekaletname)** for the lawyer to act on the applicant's behalf, notarised at a Turkish consulate or in Turkey.
- ❑ **Citizenship application form (Form VAT-4)** with certified Turkish translations stapled to each supporting foreign-language document.
- ❑ **Application for the compliance certificate** to the relevant authority.
- ❑ **Residence permit applications** for the applicant and spouse.

6. Translations, Apostilles & the Timing Trap

Every foreign document needs an apostille (or, where the issuing country isn't a Hague Convention member, consular legalisation) and a sworn translation by a court-sworn translator in Turkey.

The trap most applicants fall into: getting a certified translation done in their home country. Turkish authorities only accept translations from sworn translators in a Turkish notary. Translations done elsewhere are rejected at intake. Budget for Turkey-side translation; turnaround for a family-of-four file is two to three working days.

7. Source of Funds — The Bit Nobody Warns You About

The 2025 compliance pass made source-of-funds documentation the most common point of friction. Before transferring the qualifying investment, prepare a package that tells one coherent story:

- Employment income:** 3 to 5 years of payslips, employer contracts, tax returns.
- Business income:** company financials (audited where possible), tax registrations, dividend records.
- Asset sale:** sale contract, bank credit matching the sale, evidence of original asset ownership.
- Inheritance:** probate court documents, executor confirmation of distribution.
- Gift from family:** notarised gift declaration, donor's source of funds for the gifted amount.

What doesn't work: a single bank statement showing the lump sum, with no explanation of where it came from. The receiving Turkish bank won't move the file forward without an answer.

8. What We Mean By "Opening a File"

This phrase appears throughout the site. *Opening a file* means: documents gathered, source-of-funds package built, case lawyer engaged, qualifying investment ready to be made. It does **not** mean "registered with the Civil Administration"; that happens after the investment, when the compliance certificate is in hand. We open the file before investment so timing problems are caught before USD 400,000 moves.

9. Quick Self-Check Before Filing

Item	Status
All passports valid 12+ months	<input type="checkbox"/>
Police clearances for applicant AND spouse, apostilled, < 6 months old	<input type="checkbox"/>
Birth and marriage certificates apostilled and translated in Turkey	<input type="checkbox"/>
Source-of-funds package coherent, 24-month coverage	<input type="checkbox"/>
Turkish bank account open for applicant and spouse	<input type="checkbox"/>

Item	Status
Tax numbers obtained	<input type="checkbox"/>
Qualifying investment route confirmed and pre-approved	<input type="checkbox"/>
Route-specific evidence (tapu / BDDK letter / MKK / Treasury) ready	<input type="checkbox"/>
DAB issued and indexed to the investment transaction	<input type="checkbox"/>
Mahalle status checked for residence permit address	<input type="checkbox"/>
Biometric trip to Turkey scheduled for both applicant and spouse	<input type="checkbox"/>

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This checklist is general guidance, not legal advice. For your specific case, engage a Turkish lawyer registered with the Türkiye Barolar Birliđi. Rules current at 15 April 2026; reviewed quarterly and after every regulatory change.
Corrections: corrections@easyturkishcitizenship.com · Press: press@easyturkishcitizenship.com