

EXPERIENCES OF A DUTCH CROBECO NOTARY

F.J. von Seydlitz Kurzbach

Dutch Civil Law Notary

Breda – Teteringen (Netherlands)

FRITS VON SEYDLITZ
NOTARIAAT

www.seydlitz.nl



ACHIEVED CROBECO STEPS

November 25th, 2010: First CROBECO Transfer

May 31, 2012: First CROBECO Mortgage deed



REQUIREMENTS



- electronic connection to Spanish Land Registry (Registro de la Propiedad)
- installation CROBECO software
- NIE number
- Spanish bank account
- knowledge



ADVANTAGES CROBECO APPROACH



- fully electronic registration
- native language
- legal position purchaser; applicability of home country (Dutch) law
- Rome I & II
- money circulation via Dutch notary

costs



CHALLENGES



- 1. unfamiliarity with CROBECO at potential (Dutch) buyers
- 2. reluctant attitude of real estate agents, banks and lawyers in Spain
- 3. gathering the required information in Spain
- 4. unfamiliarity with Spanish land registry system
 - Registro / Catastro
 - lack of one centralized Registro



SOLUTIONS



- 1 & 2: increasing the public awareness
- 3 & 4: **CROBECO Helpdesk (Netprosysteem)**

