



Schweizerische Eidgenossenschaft
Confédération suisse
Confederazione Svizzera
Confederaziun svizra



The Swiss Land Register

ELRA General Assembly

1st December 2017



Agenda

- I. Task Sharing: Federal Government / Cantons
- II. Elements of the Swiss Land Register
- III. Access to the Swiss Land Register
- IV. Digitalization



I. Task Sharing: Federal Government / Cantons

- **Federal Law:**
 - Organisation
 - Registration
 - Public Nature of Land Register
 - Effect
 - Deletion and Amendment of Entries



I. Task Sharing: Federal Government / Cantons

- **Cantonal Law:**
 - Setting Up the Land Registries
 - The Demarcation of the Districts
 - The Appointment and Remuneration of Officials
 - Supervision Arrangements



II. Elements of the Swiss Land Register

- **The land register is kept as a record of property rights and consists the following parts:**
 - Main Register
 - Plans
 - Supporting Documents
 - Property Descriptions
 - Journal



II. Elements of the Swiss Land Register

- **The following are recorded in the land register as immovable property:**
 - Parcels of Land
 - Distinct and Permanent Rights
 - Mines
 - Co-ownership Shares in Immovable Property



II. Elements of the Swiss Land Register

- **The following data is entered in separate sections on each folio:**
 - Ownership
 - Easements
 - Real Burdens
 - Liens
 - Priority notices
 - Notings



III. Access to the Swiss Land Register

- **Publicly Available Data:**
 - Name and Description of the Property / Name and Identity of the Owner / Form of Ownership and Date of Acquisition
 - Everybody
 - Without Proof of Interest
 - Only Real Estate-Related Search



III. Access to the Swiss Land Register

- **Other Data:**
 - Any person showing a legitimate interest is entitled to consult the land register or to be provided with an extract
 - In particular: Request procedure
 - Competence: Cantons
 - Limited Users
 - Electronic Access
 - Main Register / Journal / Auxiliary Registers



IV. Digitalization

- Computerised Systems in the Cantons (4 different providers)
- Electronic Application in some Cantons
- Authenticated Documents: Original in Paper (according to current law) - Ongoing Project



Schweizerische Eidgenossenschaft
Confédération suisse
Confederazione Svizzera
Confederaziun svizra



Adrian.Muehlematter@jgk.be.ch

Rahel.Mueller@bj.admin.ch