

# BULGARIA



MINISTRY OF JUSTICE  
REGISTRY AGENCY

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# PROPERTY REGISTER

- Registration of notary deed, not property rights
- Personal based registration - information source for owners and property rights
- Property registration – not systematically produced; sporadically created, only when have transaction with cadastral identifier (each property has a unique number – identifier, given from the Cadastre agency)
- Registry agency
  - is responsible for property register in Bulgaria
  - have 113 regional registry offices, on court region base, covering all the country.
  - receiving the documents at the front desk; entry judges check the documents and after their approval the data are entered into the information system.

# HOW WE ACCESS THE INFORMATION? \*\*\*

# HOW WE DELIVER THE INFORMATION? \*\*\*

- At the moment most of the services are required and provided only at the Registry Agency's offices
- Only Information is provided electronically through remote access to the web portal of Property Register: [www.icadastre.bg](http://www.icadastre.bg)
- Registry agency upgrading the information system of the Property register, and latest 31.12.2020, most of the services will be accessed and provided by Unified portal for requesting electronic administrative services (UPRES).
- Integration with internal and external systems and registers, for automated data sending to the systems of other institutions.

Name of the service		Method of submission	Method of receipt	Method of submission	Method of receipt
		Current condition		After implementation of new services under project 31.12.2020	
<b>Entries, notings and deletions of acts received in the registry offices managed by the Registry Agency</b>		in the office only	in the office only	in the office only	in the office only
<b>Certificates</b>	Application for the issuance of a certificate under Art. 46 of the Entry Rulebook, by person	in the office only	in the office only	in the office / electronically through the UPRES	in the office / electronically through the UPRES
		in the office only	in the office only	in the office / electronically through the UPRES	in the office / electronically through the UPRES
		in the office only	in the office only	in the office / electronically through the UPRES	in the office / electronically through the UPRES
	Application for the issuance of a certificate under Art. 47 of the Entry Rulebook, by property	in the office only	in the office only	in the office / electronically through the UPRES	in the office / electronically through the UPRES
		in the office only	in the office only	in the office / electronically through the UPRES	in the office / electronically through the UPRES
	Application for the issuance of a certificate under Art. 48 of the Entry Rulebook, by person for a specified period	in the office only	in the office only	in the office / electronically through the UPRES	in the office / electronically through the UPRES
		in the office only	in the office only	in the office / electronically through the UPRES	in the office / electronically through the UPRES
		in the office only	in the office only	in the office / electronically through the UPRES	in the office / electronically through the UPRES
	Application for the issuance of a certificate under Art. 48 of the Entry Rulebook, by property for a specified period	in the office only	in the office only	in the office / electronically through the UPRES	in the office / electronically through the UPRES
		in the office only	in the office only	in the office / electronically through the UPRES	in the office / electronically through the UPRES

Name of the service		Method of submission	Method of receipt	Method of submission	Method of receipt
		Current condition		After implementation of new services under project 31.12.2020	
<b>Information</b>	Verbal information	in the office	in the office	in the office	in the office
	Verbal information with a printout	in the office	in the office	in the office / electronically through the UPRES	in the office / electronically through the UPRES
	Information about a governmental body/institution	in the office/through the remote access website <a href="http://www.icadastre.bg">www.icadastre.bg</a> via email / on the phone	in the office/through the remote access website <a href="http://www.icadastre.bg">www.icadastre.bg</a> , via email / on the phone	in the office / via email / via mail / on the phone / electronically through the Unified portal for requesting electronic services	in the office / via email / via mail / on the phone / electronically through the Unified portal for requesting electronic services
	Information provided electronically through the remote access system from the Property Register <a href="http://www.icadastre.bg">www.icadastre.bg</a>	through the remote access website <a href="http://www.icadastre.bg">www.icadastre.bg</a>	through the remote access website <a href="http://www.icadastre.bg">www.icadastre.bg</a>	in the office / electronically through the UPRES	in the office / electronically through the UPRES
<b>Transcripts</b>	Application for the issuance of an uncertified transcript	in the office	in the office	in the office / electronically through the UPRES	in the office / electronically through the UPRES
	Application for the issuance of a certified transcript	in the office	in the office	in the office / electronically through the UPRES	in the office only

Name of the service	Method of submission	Method of receipt	Method of submission	Method of receipt
	Current condition		After implementation of new services under project 31.12.2020	
Authentication of a security certificate	only electronically through: <a href="https://uwt.registryagency.bg/">https://uwt.registryagency.bg/</a>	only electronically through: <a href="https://uwt.registryagency.bg/">https://uwt.registryagency.bg</a>	only electronically through: <a href="https://uwt.registryagency.bg">https://uwt.registryagency.bg</a>	only electronically through: <a href="https://uwt.registryagency.bg">https://uwt.registryagency.bg</a>
E-mail Subscription	in the office only	in the office only	in the office only	in the office only
Automated access to the property registry database for official purposes	only in the central registry of the RA	only in the central registry of the RA	only in the central registry of the RA	only in the central registry of the RA
SMS alerts regarding services provided by the registry offices (Property Register) – free of charge access for owners only	in the office only	in the office only	in the office only	in the office only
SMS alerts regarding services provided by the registry offices (Property Register) – paid access	in the office / through a portal: <a href="https://sms-imot.registryagency.bg">https://sms-imot.registryagency.bg</a>	in the office / through a portal: <a href="https://sms-imot.registryagency.bg">https://sms-imot.registryagency.bg</a>	in the office / through a portal: <a href="https://sms-imot.registryagency.bg">https://sms-imot.registryagency.bg</a>	in the office / through a portal: <a href="https://sms-imot.registryagency.bg">https://sms-imot.registryagency.bg</a>

\* UPRES – Unified portal for requesting electronic administrative services

# WHAT INFORMATION PROPERTY REGISTER PROVIDE

All acts establishing, modifying or terminating a right of ownership or other right to real estate, for example:

- Sales, exchange, donation contracts
- Leases for a term longer than 1 year;
- Claims for real estate
- Judgments concerning real estate rights
- Foreclosures, mortgages, incorporation of a building right or other restricted right (such as a right of use)
- Other acts, which are provided by law, subject to entry in the Property Register
- Rejection of inheritance
- Announced wills regarding real estate rights
- Contribution of immovable assets in a commercial enterprise, etc.

# WHO ARE THE MAIN USERS OF THE INFORMATION?

- NOTARIES
- CITIZENS
- BANKS
- REAL ESTATE COMPANIES
- PUBLIC AUTHORITIES - POLICE, COURTS, PROSECUTORS
- TAX AUTHORITIES, MUNICIPALITIES



# WHAT IMPACT DO YOU EXPECT IMOLA WILL HAVE ON YOUR SYSTEMS?

- From external point of view what business processes and functionalities, the IT System for property register can develop/upgrade in order to optimize and structure the information
- In a better manner Standardized property registration information and description of this information
- Exchange of experience and “how the others do it”



НАЧАЛО

РЕГИСТРАЦИЯ НА НОВ КЛИЕНТ

### Вход за потребители

Потребител:

Код:



Въведете горния код:

Парола:



За да получите  
пълен достъп  
до  
възможностите  
на сайта -  
[регистрирайте](#)  
[се](#).

### Кой извършва услуги за вашите имоти?

Потърсете данни за съответните  
служби по **вписванията** и по  
**геодезия, картография** и  
**кадастър**, които извършват услуги  
за територията, в която се намира  
вашият имот. Въведете името или  
част от името на населеното място  
или кодът му по ЕКАТТЕ.

Въведете име на селище или ЕКАТТЕ:



### Как можете да ползвате услуги от Кадастъра и Имотния регистър online?

#### 1 РЕГИСТРАЦИЯ

За да използвате услуги от  
кадастъра и имотния регистър,  
трябва да се регистрирате като  
потребител на системата.

Прочетете [общите условия](#)  
преди да продължите с  
**Регистрация на потребител.**

#### 2 ТЪРСЕНЕ

Тук можете да търсите  
информация за поземлени  
имоти, сгради и самостоятелни  
обекти в тях, данни за  
собствеността, собствениците и  
вещните права и ограничения  
върху тях.

#### 3 ПОРЪЧКА

Чрез услугите, които  
предоставя сайта можете да  
спестите време и пари.

[Виж услуги и цени »](#)

# THANK YOU!

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