

Cadastral & Land Registry in Romania



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Romanian National Agency for Cadastral
and Land Registration



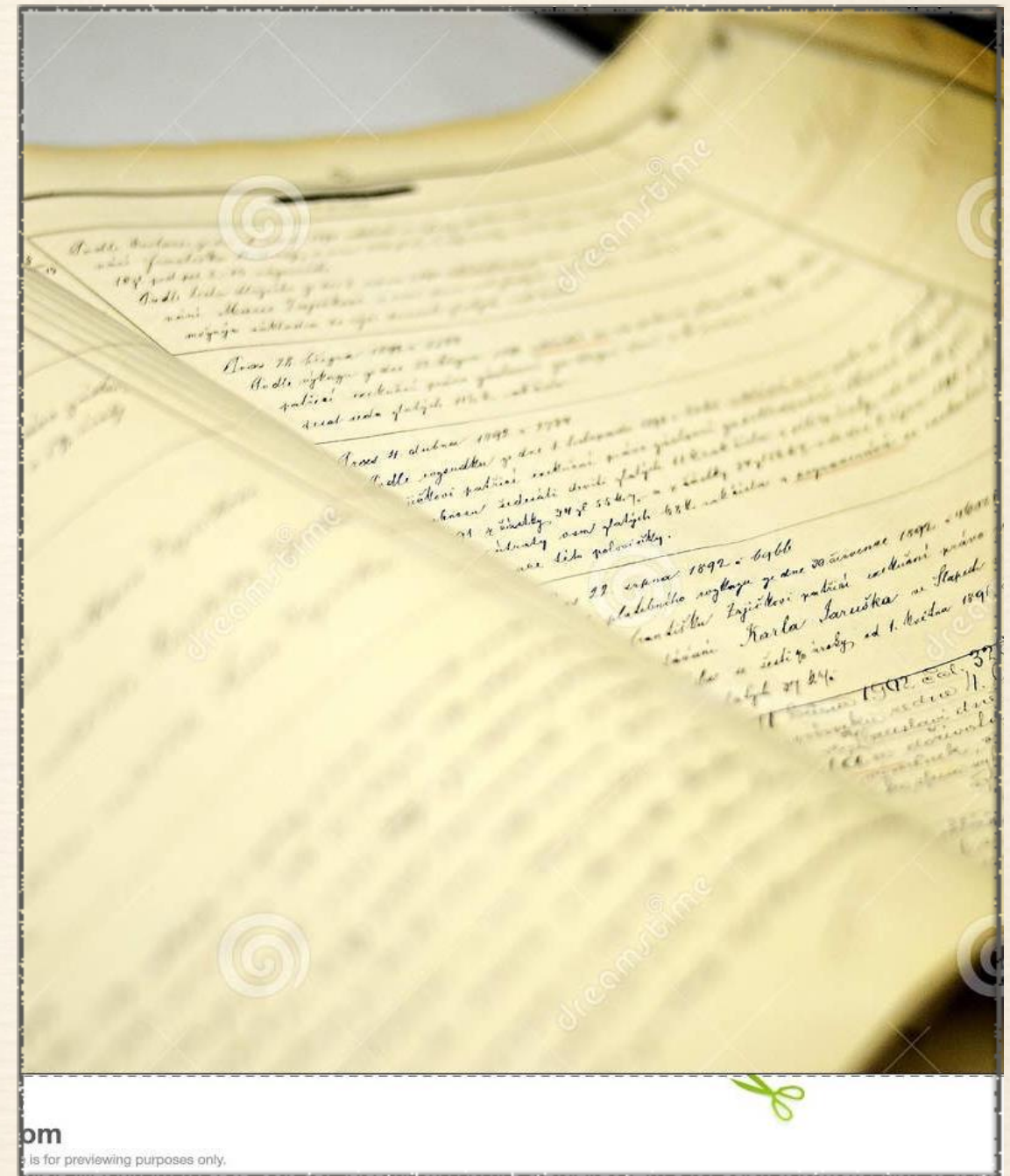
- 238.391 Km²
39,2% agricultural land, 28% forests, 20,5% meadows & grassland, 2,3% vineyards and orchards, 4,5% buildings and roads, 3,7 flowing waters and lakes
19.760.000 inhabitants



- 42 counties
- 40.000.000 properties (9.000.000+ available on common C&LR centralised data base)

MILESTONES

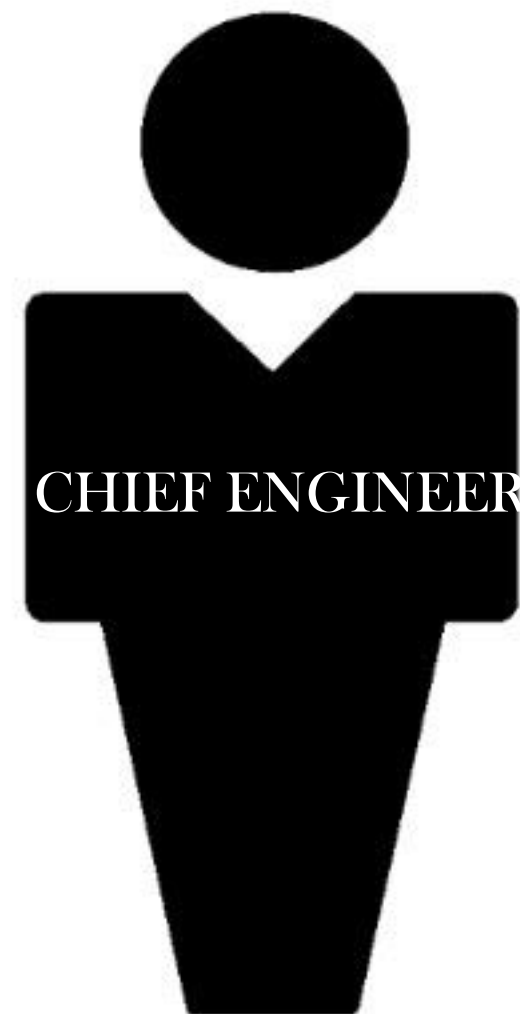
- ❖ mid. XIX century - title system in Transylvania, Banat, Bucovina (deed system - French civil code for all other regions)
- ❖ 1938 - main law enacted (Law-Decree nr. 115/1938)
- ❖ 1996 - new land registry law (Law nr. 7/1996)
- ❖ 2004 - organisational change (birth of the ROMANIAN AGENCY FOR CADASTRE AND LAND REGISTRATION - ANCPI)
- ❖ 2009 - E-terra IT solution
- ❖ 2011 - new Civil Code
- ❖ 2016 - systematic registration starts(ongoing process)



NATIONAL AGENCY FOR CADASTRE AND LAND REGISTRY

- ❖ established in 2004
- ❖ sole authority for cadastre and land registry in Romania
- ❖ joined organisation for cadastre (Ministry of Agriculture) & land registry (Ministry of Justice)
- ❖ public institution with legal personality, subordinated to the Ministry of Public Work, Development and Administration, partially financed from the state budget and partially self-financed
- ❖ 42 county offices, 177 territorial bureaus
- ❖ 2880 employees

NATIONAL AGENCY FOR CADASTRE AND LAND REGISTRY



CHALLENGES

- ❖ two coexistent land registry systems
- ❖ two different organisational cultures
- ❖ parallel evolution of cadastre and land registry
- ❖ 50 years gap due to restricted legal traffic of real estates
- ❖ restitution of the nationalised/expropriated real estates
- ❖ legislation
- ❖ Corruption



RIGHTS & WRONGS

- ❖ REAL FOLIO EXTENDED TO COUNTRY LEVEL

- ❖ SETTING UP A NEW FRAMEWORK

- ❖ new common regulations,

- ❖ new common workflows

- ❖ INFORMATIZATION

- ❖ transparent and trackable workflows

- ❖ faster processes

- ❖ standardised outputs

- ❖ technology dependence

RIGHTS & WRONGS

- ❖ DEFINING THE COMPLEMENTARY ROLE OF CADASTRE AND LAND REGISTRY
 - ❖ different objects:
 - ❖ immovable for cadastre (boundaries, description, identification, etc.)
 - ❖ rights for land registry (but object of the right is the immovable)
 - ❖ same outcome: CERTAINTY
- ❖ FOCUS ON INTERCONNECTION & INTEROPERABILITY
 - ❖ fast organisational evolution
 - ❖ constraints (legislation, partners development status)

Thank you!

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