

Estonian electronic LR model

The digital signature of authentic documents in e-Land Register

Videoconference, 13 th November 2020


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All Estonian public institutions are obligated to accept digitally signed documents

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e-Land Register



**E-ESTONIA -
THE DIGITAL SOCIETY**
» e-Estonia.com

A stylized tree graphic composed of green circuit lines and nodes, set against a blue sky with white clouds. The tree's branches are labeled with various digital services:

- e-Residency
- Mobile Payment
- Smart Homes
- ID-Card
- e-School
- DigiDoc
- Social Welfare e-Services
- Digital Signature
- e-Cabinet
- IoT
- Electronic Health Record
- Mobile-ID
- e-Police
- m-Parking
- i-Banking
- e-Prescription

Estonia.eu
Positively surprising

WELCOME TO ESTONIA

Digital signing and electronic signatures

- “**digital signature**” (i.e. digi-signature, digital signing, etc.) refers only to a signature that is legally valid and legally equivalent to a handwritten signature.
- This means that the identity of the user and the background of the issuer of the certificate have been verified and that the time of issue of the signature is precisely fixed.



Different levels of electronic signatures



- ▶ [eIDAS Regulation](#):
- ▶ **Level 1 – QES** (Qualified Electronic Signature)
The highest level of e-signatures, which is equal to handwritten signatures and is **also called a digital signature in Estonia**. The signature meets the technological requirements established in standards. The backgrounds of both the owner of the signature and the issuer of the certificate are checked. Additionally, the signature is given with a means that is deemed suitable (ID-cards, digi-IDs, mobile-IDs and qualified Smart-ID accounts in Estonia).
- ▶ **Level 2 – AdES/QC** – Advanced
An e-signature with a qualified certificate. The signature meets the technological requirements established in standards. The backgrounds of both the owner of the signature and the issuer of the certificate are checked.
- ▶ **Level 3 – AdES** (Advanced Electronic Signature) – The signature meets the technological requirements established in standards, but the background of the holder of the certificate used to give the signature as well as the background of the issuer of the certificate may be unknown.
- ▶ **Level 4 – Other electronic signatures** – all other electronic signatures that do not meet valid standards.

The digital signature of authentic documents in e-Land Register

Registration procedure

1. Notary performs necessary inquiries and prepares the contract (deed). Land Register information is possible to import directly into contracts

2. Notary sends digitally signed contract and application electronically to Land Register

3. Registrar receives electronic application: structured data (participants, objects, state fee,...) and digitally signed contract



5. Registrar checks the application

4. Registrar makes an entry to the e-Land Register

6. System sends the decision to the notary and participants



The Immovables Portal and digitally signed applications



The screenshot shows the top part of the website. At the top left, there is a search bar with 'AA' and a lock icon, followed by the URL 'kinnistuportaal.rik.ee'. Below this is the logo for 'e-kinnistusraamat' (Register and Information Systems Center) and the text 'IMMOVABLES PORTAL'. A blue navigation bar contains links for 'Opening page' and 'User manual'. The main content area features a paragraph about the Digital Land Register, followed by a 'Read more' link.

AA  kinnistuportaal.rik.ee

 e-kinnistusraamat
Registrite ja Infosüsteemide Keskus

IMMOVABLES PORTAL

Opening page User manual

The Digital Land Register offers a quick and convenient opportunity for compiling and filing registration petitions, paying the state fee for petitioning an entry concerning a registered immovable, and for following the processing of the petition in real time. The Digital Land Register also enables compiling and filing a petition for changing or revoking the registration petition filed through the portal or for filing additional documents until the entry regulation has been confirmed. Persons can also use the Digital Land Register to give consent for making an entry into the land registry or provide authorizations for making a registration petitions. It is also possible to use the Digital Land Register for compiling and filing an appeal against rulings.

[Read more](#)


- The application submitted via the Portal shall be **digitally signed**.
- The Immovables Portal is most commonly used by:
 - citizens
 - bankers
 - bailiffs
 - trustees in bankruptcy
 - state agencies
 - employees of local governments, etc

Welcome to e-Notary self-service!

 KADRI LAUD, 48201135239  Previous login time: 27.10.2020 13:23

In the self-service you can

- Choose a notary and make an appointment
- Initiate transactions and enter transaction details
- Examine contracts before the transaction
- View all your notarial transactions and invoices

 Notifications: 0 new

 Correspondence: 0 new

My transactions

Create new transaction

Digital notarisation in an embassy

Invoices

Notices

Correspondence

Notarial documents

Succession register services

Select transaction type



Immovable
property
transaction



Companies



Family



Succession



Certification of
copies, printouts
and signatures



Authentication of
power of attorney



Apostille



Other act

Remote authentication

Notarisation Act

Passed 14.11.2001

RT I 2001, 93, 564

Entry into force 01.02.2002, partly 14.12.2001

[Amended by the following legal instruments \(show\)](#)

Chapter 1 GENERAL PROVISIONS

§ 1. Scope of application and meaning of notarial act

(1) This Act establishes the procedure for the performance of notarial acts which are within the competence of notaries.

(2) This Act, except subsection 5 (2), also applies to the acts of other officials and authorities if these acts are deemed to be equal to the notarial acts which are within the competence of notaries.

(3) The forms of notarial acts are notarial authentication (hereinafter authentication) and notarial certification (hereinafter certification).

(3¹) A notarial act can also be performed by remote authentication (hereinafter remote authentication).

[RT I, 22.02.2019, 2 – entry into force 01.02.2020]


(4) In the course of performing a notarial act, a notary records the circumstances perceived by him or her in a notarial instrument or notarial notation.

(4¹) Notarial instruments and notarial notations shall be documents on paper unless otherwise provided by law.

(5) It is presumed that notarial instruments and notarial notations which are prepared within competence and comply with the requirements for formal validity are correct.

(6) Notarial acts are void in the cases provided for in this Act.

[RT I 2005, 57, 450 - entry into force 01.01.2006]



Remote authentication enables the conduct of notarial acts via a video bridge created between the notary and the customer.

Real estate transactions, testaments, marriage settlements and other transactions can be done from home or from a personal office.

A Republic of Estonia ID card, digital ID, mobile ID or an e-Resident's digital ID can be used to log in to the portal and to sign documents to be authenticated.

What is needed for the remote notarisation?

- internet connection
- official digital eID
- web camera
- microphone

All parties and the notary can see each other and the draft deed on the screen.

The deed must be signed digitally.

The remote certification service launched in February 2020 has made a significant contribution to ensuring notarial services and surviving of the real estate market during the COVID-19 crisis.

Thank you and stay safe!

