

STATEMENT ON LAND REGISTRY INTERCONNECTION (LRI)

INTRODUCTION

ELRA is aware of the need of the interconnection of the Land Registries and its advantages, which demands a serious effort and commitment both at national and European level within the framework of the Treaty on the Functioning of the European Union (TFEU).

Land Registries, while maintaining its individuality, its historical and cultural characteristics, and keeping the quality and legal effects of the information according to their national legislation, should evolve to provide a digital information by means of a European interconnected system, based on a transparent and harmonized semantic model, securing their consistency and interoperability.

Thus, ELRA aims to contribute to a better understanding of national information on immovable property making it more accessible, and therefore, useful for professionals, courts, and citizens in general.

ELRA has brought together different land registry cultures and facilitated the exchange of experiences, being now prepared to contribute also to a smoother cooperation between national land registries within the interconnection process. The expertise of the land registrar's network is a milestone for this process.

Understanding, interconnecting, and harmonizing the way the information is displayed, respecting national differences, will foster legal certainty on cross border transactions and the effective implementation of EU legislative instruments.

THEREFORE

1°.- ELRA as European Land Registry Association strongly supports the European Commission institutional action regarding Land Registers Interconnection, to make possible an easier access to Land Registry Information, enhancing legal certainty in cross border transactions, boosting the European immovable and financial single market.

The interconnection of Land Registers is a valuable tool as regards the application of European Regulations, such as insolvency or succession, and it contributes to facilitate the enforcement of cross-border court decisions.

2°- The European Land Registry Document -ELRD- can be used as a common template to achieve a harmonized and interoperable Land Registers Information -the ELRD community- sharing a common schema to disclose Land Registers information which is aligned with the European Interoperability Framework -EIF- and facilitates a multilingual interface to display the information in English and in each national language.

3°- The IMOLA Knowledge Organization System -I.KOS-, as Land Registers Juridical Ecosystem, using controlled vocabulary and semantic explanations, can provide the metadata to enrich Land Registers Information and clarify about its content, legal meaning and effects adding related doctrine, jurisprudence, and Land Registers practical information.

4°.- The ELRD common structure enables a better understanding of differences among Land Registers systems legal effects, paving the way for an efficient implementation of EU Regulations adaptation principle.

5°.- ELRA's organization and the expertise of the CPs, are crucial, not only to keep updated the ELRD and I-KOS ecosystem, but also its dynamic evolution within the framework of the European digital transformation, providing a permanent training to ease its dissemination and uptake.

6°.- The cooperation between the European Commission and the different stakeholders involved in the Land Registers Interconnection is a crucial issue to enhance the use of compatible technical solutions and digital formats at national level.

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