

NEWSLETTER 2025

MARCH & APRIL

ELRA



EUROPEAN NEWS

EU Modernizes Cohesion Policy to Accelerate Strategic Priorities



On April 1, 2025, the European Commission proposed revisions to the EU's cohesion policy, aiming to better align it with the Union's strategic objectives. The updated policy focuses on enhancing competitiveness, advancing decarbonization efforts, strengthening defense and security, supporting Eastern border regions, promoting affordable housing, improving water resilience, and facilitating the energy transition.

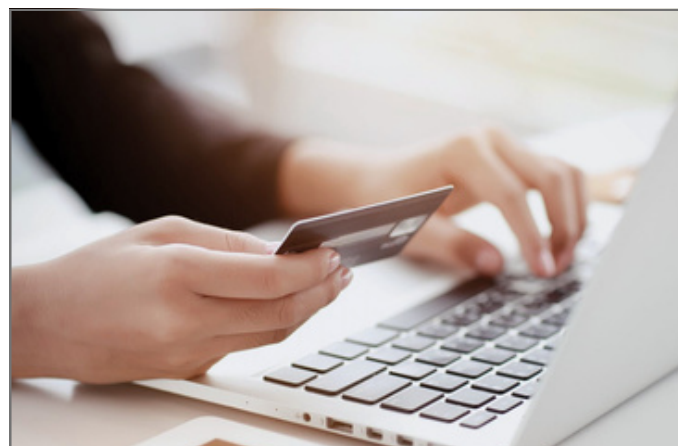
Key initiatives include extending European Regional Development Fund support to large companies in critical sectors, doubling funding for affordable housing. The proposal also offers financial incentives such as up to 30% prefinancing for projects aligned with these priorities.

The Commission's objective is to conclude the reprogramming exercise of the mid-term review with Member States in 2025, and start implementing the new programme in early 2026.

EU Consumers Show Strong Trust, Yet Online Risks Persist

Around World Consumer Rights Day, the European Commission has published the 2025 Consumer Conditions Scoreboard which reveals that 68% of EU consumers trust the safety of products they purchase, and 70% believe retailers and service providers respect consumer rights.

However, despite this confidence, online threats such as scam, fake reviews and misleading advertising continue to pose significant risks. In response, the Commission is preparing a Digital Fairness Act aimed at enhancing protection in the digital marketplace.



The European Commission Invests in Artificial Intelligence, Cybersecurity & Digital Skills

The European Commission will assign €1.3 billion for the deployment of crucial technologies strategically important for Europe under the Digital Europe Programme (DIGITAL) Work Programme for 2025 to 2027.

The Digital Europe Programme (DIGITAL) focuses on the deployment of Artificial (AI), its uptake by business and public administration, cloud and data, cybersecurity and digital skills.

More specific priorities of the programme are EU Digital Identity Wallet, promoting the digital transformation of the public sector by interoperable digital services and boosting cyber resilience.



Source (websites): the official European Commission

CONFERENCE ON AFFORDABLE HOUSING

ADDRESSING THE HOUSING CRISIS

CONFERENCE AGENDA

On March 24, the European Commission and the European Parliament hosted a high-level Conference in Brussels to tackle Europe's worsening housing crisis. The event marked the launch of a coordinated effort to develop a European Affordable Housing Plan, led by key figures like MEP Irene Tinagli, Chair of the European Parliament Special Committee on Housing Crisis, and Commissioner for Energy and Housing, Dan Jørgensen who reflected the strong inter-institutional cooperation on this matter.

The Conference featured high-level discussions, including debates with Members of the European Parliament and interactive panel sessions with various stakeholders.

The Commission is deepening engagement with EU Institutions, national and local governments, financial actors, and civil society to shape a unified response to the housing crisis.

[Read the full article here](#)

Addressing the housing crisis in the EU: extracts from the EP/EC joint conference and statement by Irene TINAGLI (S&D, IT), HOUS Special Committee Chair



Source: the official European Commission website

AN OVERVIEW OF OUR ACTIVITIES

1º ELRN WORKSHOP



The 1º ELRN Workshop of 2025 gathered 58 participants from across Europe.

The discussion focused on the implementation of EU instruments, particularly the Succession Regulation (No 650/2012). **Mr. Mihai Taus** and **Mrs. Marta Rekawek** (ELRA's representative in the EC Working Group), presented the ELRA Report on the European Commission's evaluation of national requirements and the reasons for rejecting applications for the European Certificate of Succession (ECS) registration. Then, followed by **Mr. Enrique Maside** (European Affairs Director of CORPME), who provided further insights into procedural, notarial, and registration challenges associated with the Regulation.

The first part of the Workshop concluded with the presentation of the results of the practical case study on what a cross-border mortgage would need to be registered in different land registries by **Mr. Francisco J. Gimeno** (ELRN Coordinator). Second session continues with a discussion on the cross-border protection of vulnerable adults, presented by **Geraldo Rocha Ribeiro** (Member in Centro de Estudos Notariais e Registas and assistant of the Law Faculty of Coimbra University), concluding with a new area of study on Artificial Intelligence by **Manfred Buric** and **Jacques Vos** (ELRA Board Members).

3rd Training Seminar - IMOLA IV

On March 26, the 3rd Training Seminar of IMOLA IV was held online, bringing together legal professionals and land registry representatives from across Europe.

The session focused on the Harmonization of Private Law in Europe with key topics such as the results of the Mortgage questionnaire in the Knowledge Manager, the harmonization of mortgage law in Europe presented by **Mrs. Francesca Fiorentini**, the use of the Privative Comparative Law and Improvement of the Land Registry Publicity FactSheet.



**IMOLA IV Project
3rd Seminar**

Mortgage Questions - first results

Project Name: Interconnexion Model for Land Registries (IMOLA) IV
Coordinator Contact: European Land Registry Association (ELRA)
Grant Agreement Number: 101160423

ELRA
European Land Registry Association



CALENDAR: MARCH

- **European Law Institute (ELI)**, Council meeting - Vienna, 3rd & 4th Participant: Manfred Buric, ELRA Board
- **EU Open Data Days 2025** - Luxembourg, 19th & 20th. Participants: ELRA Secretariat
- **European Parliament**, Conference on Affordable Housing - Brussels, 24th. Participants: ELRA Secretariat
- **Cesefor Foundation**, in collaboration with FAO, EFI and Ministries: Horizon Europe SMURF Project, Preparatory Session - Online, 25th. Participants: Francisco J. Gimeno, ELRA Secretary General

AN OVERVIEW OF OUR ACTIVITIES

CALENDAR: APRIL

- **Europol (European Union Agency for Law Enforcement Cooperation)**, KLEPTOTRACE Project: Training on the use of data-driven tools for investigating high-level transnational corruption schemes & Conference strengthening EU asset recovery and sanction tracing against high-level transnational corruption - The Hague, 9th & 10th. Participant: Mihai Taus, ELRA President
- **EJN**, EU Succession Regulation Meeting - Brussels, 28th & 29th. Participants: Mihai Taus & Marta Rekawek – Pachwiczewicz, ELRA's Representative to the EJN Working Group on Succession

KLEPTOTRACE Project (Europol)

Training on the use of data-driven tools for investigating high-level transnational corruption schemes



On March 9th, ELRA President **Mr. Mihai Taus** took part in the KLEPTOTRACE Training on data-driven tools for investigating high-level transnational corruption, held at Europol headquarters in The Hague.

As a speaker in the roundtable “Enhancing data accessibility for effective investigations” - alongside representatives from EBRA and OpenSactions - Mr. Taus introduced ELRA's mission and emphasized the vital role of land registries in supporting authorities. He also addressed the challenges of cross-border investigations and shared ELRA's insights on improving transparency in real estate ownership.

EJN: Working Group on Succession Regulation

On April 28, **Mr. Mihai Taus** and **Mrs. Marta Rekawek-Pachwiczewicz**, ELRA's representative to the EJN Working Group on Succession Law, took part in the meeting of the European Judicial Network in Civil and Commercial Matters (EJN) in Brussels. They provided an overview of ELRA's mission to enhance legal certainty in Europe through mutual understanding of land registration systems.

Particularly attention was drawn to the obstacles in integrating the European Certificate of Succession (ECS) into domestic land registry systems, and the diversity of legal traditions across the Member States. They highlighted the role played by ELRA in the study of the correct application of EU instruments in property and succession matters.



MEET ELRA'S LAND REGISTRY ASSOCIATION

INTERVIEW: ASSOCIAÇÃO SINDICAL DE CONSERVADORES DOS REGISTOS (ASCR)

Topics covers:

- Founding role and mission of the **Portuguese Registrars Association** within ELRA and its contribution to European registry cooperation.
- **Leadership insights from Luisa Clode**, including digital adaptation during the pandemic and strategic institutional growth.
- **Key projects and achievements**, such as IMOLA III and the adoption of the Land Registrar's Statute.
- Future focus areas: **digital transformation, legal interoperability, and the registries' role in EU legal and geopolitical contexts.**

*"ELRA main purpose is to make **understandable** cross **borders**, the **organization**, effects and legal value of the information on immovable rights in each member state. Thus, anyone buying, inheriting or possessing immovable assets abroad, can be certain of the content of his or her rights, how to prove and protect them."*

*"Within the work in the Portuguese Registrars Association, we are involved in the **legislative process regarding any changes on Registries in Portugal**. The examples coming from other Member States through ELRA have been tremendously useful as arguments to help decision makers."*

●●● MEET ELRA'S LAND REGISTRY ASSOCIATIONS



ASSOCIAÇÃO SINDICAL DE CONSERVADORES DOS REGISTOS

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LUISA CLODE

Former President
& Contact Point



[Full interview](#)

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ELRA20

European Land Registry Association ANNIVERSARY

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