

ELRA20

European Land Registry Association ANNIVERSARY

2025

A Year Marked by Initiatives & Challenges





Welcome to the 2025 Annual Newsletter of the European Land Registry Association

ELRA represents 31 official land registry organizations from 27 European countries. The Association's primary purpose is to support the development and understanding of the role of land registration in real property and capital markets in Europe.

Photo: Pietro Naj-Oleari (European Parliament)

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Teresa RODRÍGUEZ DE LAS HERAS

President of European
Law Institute (ELI)



“ELI produces model rules, principles, recommendations and best practices, and toolkits across a wide range of legal fields. Its recognised strengths lie in rule-of-law governance, digitalisation, and climate-related legal innovation that are today the three pillars around which ELI’s mission is structured”

Teresa Rodríguez de las Heras
President of European
Law Institute (ELI)

ABOUT HER WORK AT THE EUROPEAN LAW INSTITUTE (ELI)

Could you briefly introduce the European Law Institute (ELI) and its main mission within the EU legal landscape?

ELI is an independent, pan-European organisation founded in 2011 to enhance the quality of law, strengthen the rule of law,

and support effective, future-proof legal reform. Operating both on its own initiative and at the request of European (EU and non-EU), international, and national bodies, the Institute relies on wide consultation across a network of roughly 1,800 Individual Members and 180 Institutional Members.

Through this broad coalition, ELI produces model rules,

principles, recommendations and best practices, and toolkits across a wide range of legal fields. Its recognised strengths lie in rule-of-law governance, digitalisation, and climate-related legal innovation that are today the three pillars around which ELI’s mission is structured. The Institute is optimally positioned to support jurisdictions worldwide in addressing emerging legal and technological challenges.

Its institutional constituency includes the European Parliament, the Court of Justice of the European Union (CJEU), UNCITRAL (United Nations Commission on International Trade Law), UNIDROIT (International Institute for the Unification of Private Law), numerous Supreme Courts, Supreme Administrative Courts and Supreme Constitutional Courts as well as leading professional organisations such as the International Bar Association (IBA), the Council of Bars and Law Societies of Europe (CCBE), the Council of the Notariats of the European Union (CNUE), the European Network of Councils for the Judiciary (ENCJ), the



Network of the Presidents of the Supreme Judicial Courts of the European Union and the European Consumer Organisation (BEUC), alongside major law firms and law faculties.

Today ELI’s members represent 64 countries. ELI also maintains close partnerships with the American Law Institute (ALI), the US Uniform Law Commission (ULC), and the Uniform Law Conference of Canada (ULCC),

and collaborates extensively with the European legislature, ministries of justice and NGOs.

ELI’s Individual Members comprise court presidents, senior judges, eminent academics, and practitioners across 64 jurisdictions globally.

ELI’s convening power, bringing together courts, academics, practitioners, European institutions and international organisations,

is central to the relevance and impact of its work. Independent yet supported by the authority of the highest courts and leading European and international institutions, ELI is uniquely positioned to produce rigorous, consensus-based legal standards that are both operationally relevant and genuinely globally adaptable. Its multidisciplinary methodology ensures outputs that meet real-world needs, are inherently scalable and implementable across diverse legal systems, and carry the legitimacy required for cross-jurisdictional uptake.

Thus, I am very proud to acknowledge that ELI offers a rare combination of credibility, expertise, and agility, enabling it to deliver synthetic legal products suitable for deployment far beyond Europe.

During your inaugural speech you mentioned the three pillars of your work in the new mandate. As President of ELI, what are your main priorities for the coming years?

On Tuesday, 23 September 2025, in a magnificent evening at the Palais Ferstel on the occasion of the Gala Dinner of the ELI 2025 Annual Conference in Vienna, I was handed over the presidency of the ELI by the former president, Prof. Pascal Pichonnaz. It was an emotional moment, full of symbolism, as all we knew it was fundamental to our institution in a complex, turbulent, challenging geopolitical context.

Three words symbolised my inauguration as the new ELI President: one to acknowledge the past I was receiving (gratitude),

another to face the present (responsibility) and a third one to guide us towards the future (imagination). **Gratitude** to all those who have made ELI possible until now: a unique, precious and valuable gift. Honouring the inspiration, effort, dedication and commitment of so many people (previous Presidents, Secretariat, members of the Executive Committee, the Council, the Senate, our Scientific Director and each and every one of our individual and institutional members) to become today truly the voice and soul of the legal community. **Responsibility**, a deep sense of responsibility to feel uncomfortable and dissatisfied with the present and to take action. This discontent should not turn into frustration, but leads me, lead us, to the third word with which to address the future: **Imagination**. Why imagination? Because it is the only way to deal with uncertainty, not by waiting for a future that supposedly already exists, that we have to achieve. It is the Renaissance vision of the utopias of Francis Bacon, Tomás Moro, and Tommaso Campanella. Utopias were metaphorically conceived as places that could be reached, places to which one had to go. However, we can only imagine them, which is why imagination is

fundamental. We have to imagine possible futures and build them. The responsibility to imagine these possible futures is decisive. Let us imagine possible futures that respond to our aspiration, to this ideal, and let us build them. That is why ELI's mission is so determined: if we do not imagine them, they will not exist.

Against such a backdrop, inspired by gratitude, responsibility and imagination, I set the priorities for the coming years. First, to place 'ELI in the World'. The current global context requires more urgently than ever building bridges and creating links of cooperation with other institutions within and beyond Europe, and with other regions of the globe. Multilateralism is based on cooperation, mutual respect, and shared confidence. Second, to enhance ELI's influential role in policy and law making, in shaping market practices and defending rule of law. ELI develops projects and produce outputs. These outputs, 'ELI instruments', are aimed to have an impact on policy debate, provide guidance, fill gaps, and set standards. Third, to enlarge ELI's diversity. ELI is today the voice and the soul of the legal community. That means

that ELI must keep representing all legal vocations, geographical and linguistic diversity, and all fields of law, around a common mission.

ELI AND ELRA COLLABORATION

How do you envisage the collaboration with ELRA?

ELRA is an active and precious institutional fellow of ELI. Its membership provides a productive and fruitful framework of cooperation and mutual interaction on a systematic and well-structured basis. ELRA's membership ensures that the fundamental role that land registration plays in real property and capital markets is properly understood and taken into account in all ELI's projects, activities, and instruments. That means that land registry's views and insights are incorporated into the deliberations and all discussions of ELI's projects. This is the first and crucial layer of our collaboration. ELRA can participate in ELI's projects as well as comment on ELI's instruments and outputs where aspects related to land registries are concerned – see <https://www.europeanlawinstitute.eu/projects-instruments/current-projects/>.

In a second layer, ELI and ELRA can develop joint projects and initiatives. Thus, partnership is decisive and will continue being in various areas. We are already working on these joint projects - See <https://www.europeanlawinstitute.eu/projects-instruments/prospective-projects>

Yet, ELRA cooperation will also be critical in testing and implementing ELI's instruments – see <https://www.europeanlawinstitute.eu/projects-instruments/instruments/>. At the implementation stage, ELI instruments deploy their full potential and materialise their influence. Therefore, ELI's instruments must be tested, discussed, applied, and implemented by relevant stakeholders. In this last stage, ELRA's cooperation is also treasured.

What benefits does this partnership bring to EU citizens and the European Union more broadly? What kind of instruments could be developed together?

Registries provide *ex ante* legal certainty. Registry models are, therefore, key component of a legal system protecting citizens' rights, ensuring legal certainty for all market players, and reducing cost of transactions by enhancing predictability and reducing conflicts.

ELI works on providing guidance, recommendations, principles, and model rules to enhance the law's effectiveness, protect rights more effectively, and increase legal certainty. ELI is a catalyser of policy debate and an expertise-driven forum. ELI gathers opinions and views of all legal vocations and stakeholders.

Synergies are multiple and visible. From the modern forms of tokenisation in real estate to the debate on housing affordability and accessibility in our societies, ELI and ELRA can work effectively together and



Mihai Taus and Teresa Rodríguez de las Heras

develop joint instruments. These instruments can be shaped as model rules, practical guidance, guiding principles or even model clauses addressed to lawmakers, organisations, registrars, or parties.

VISION AND FUTURE PERSPECTIVES

What kind of legal culture or mindset should Europe foster to remain both innovative and protective of its citizens in the digital era?

The adoption and publication of the AI Regulation marked a turning point in the regulatory strategy for the digital economy in the EU. It acts as a hinge between two institutional cycles that are very different both in their internal configuration and in terms of external pressure due to the new geopolitical situation in which we have been immersed

since the beginning of 2025. The regulatory intensity of the 2019-2024 Commission gives way to a cautious regulatory vision, focused on implementing the instruments adopted, and contained, concerned with injecting competitiveness into the common market with strategies to simplify the regulatory and administrative burden, including 'deregulation', 'postponement' of enter-into-force dates, and targeted measures, to facilitate business compliance. Faced with the regulatory exuberance of the 2019-2024 cycle, the 2024-2029 Commission relies on the fine diagnosis of the Draghi Report and Letta Report to respond with a 'regulatory pause', in addition to simplifying, consolidating and codifying legislation and testing the soundness and coherence of the *acquis communautaire*.

Full Interview here!



“ELRA is an active and precious institutional fellow of ELI. ELRA's membership ensures that the fundamental role that land registration plays in real property and capital markets is properly understood and taken into account in all ELI's projects, activities, and instruments”

The new ELRA Board was elected during the XXXIV General Assembly



MR. MIHAI TAUS / ELRA PRESIDENT

Land registries allow us to study the past, present, and future of real estate from legal, economic, and social perspectives. I am a land registrar, and I may be subjective—but I know of only two places where legal debates are so complex, diverse, and balanced: the courts and the land registries.

Once one understands how a land registry truly works, it becomes clear that many dimensions must be considered and harnessed. The land registry stands at the confluence of essential data flows, receiving information from various sources, storing, combining, and restructuring these data—and then providing them to other systems. While most other

systems manage data in an inter partes context, the land registry ensures erga omnes effects, offering universal publicity.

Strong land registries are fundamental to reducing litigation rates—especially in times when courts are overloaded—to fostering public trust, attracting investment, and ensuring secure transactions. Beyond legal reasoning, the land registry embodies order and harmony—it is the applied expression of the rule of law.

However, maintaining such a system is demanding. It requires high professional qualifications across multiple legal domains, along with devotion, patience, and excellent management. Decisions regarding the regulation and administration of land registries do not produce immediate results; their consequences emerge over time, sometimes as long-term stability and predictability, and sometimes as long-lasting difficulties when policies are misguided.

- Chief - registrar of Cadastre and Land Registration Office of Brasov.
- Co-founder and vice president of Romanian Land Registrars Association.
- Former Head of Monitoring and Control Bureau of Land Registration Dept - National Agency for Cadastre and Land Registration Agency.
- Contact Point at European Land Registry Association
- Former administrator in the Board of Directors of European Land Registry Association.
- He holds a Master's Degree in notarial legislation and special procedures.

MR. ENRIQUE MASIDE / SECRETARY GENERAL



- Director of European Affairs at the Spanish College of Registrars (2017-2025).
- Collaborator at the Royal Academy of Jurisprudence and Legislation of Spain, Section on private international law.
- Law degree from the University of Deusto with honors.
- Land, Business, and Movable Property Registrar, class of 2012.
- Land Registrar for Marquina, Durango, Amurrio, Laguardia and Manresa.
- ESADE Business School Management Development Program, 2017.

MRS. ELENA PRADA / ELRA TREASURER



- Land Registrar Servizio Libro Fondiario e Catasto since 2014.
- Lawyer Law Firm (2012-2014).
- Bar examination Trento's Bar Association (2011-2012).
- Land Registrar habilitation Autonomous Province of Trento (2012).
- Post-graduate School for Legal Professions University of Trento and University of Verona (2009-2011).
- Master's degree in Law University of Trento (2004-2009).
- Contact Point of the European Land Registry Association.

MR. JACQUES VOS / ELRA BOARD MEMBER



- Practitioner with a special interest for IT and international developments.
- He holds a law degree (Notarial Law) from the University of Groningen (2001) and studied Law and IT at that same university (2010).
- He has been a Civil-Law Notary for five years and continued his professional career as Land Registrar at Kadaster in december 2005.
- He is representing Kadaster in the European Land Registry Association (ELRA).

MRS. MARTA REKAWEK-PACHWICWICZ / ELRA BOARD MEMBER



- Judge of the District Court in Białystok, Poland, in the commercial and bankruptcy division (since 2023).
- Judge Coordinator for International Cooperation in Civil Matters and Human Rights at the President of the Regional Court in Białystok, Poland - member of the European Judicial Network (EJN) (since 2023).
- Expert at the Succession Working Group of the European Judicial Network at the European Commission (since 2024).
- Expert at the European Land Registry Association (ELRA) in Brussels (since 2020).
- Doctor of Law, Faculty of Law Białystok University, Poland (2006).



Enrique **MASIDE** ELRA Secretary General



“For the last 8 years, I have been part of the Board of the National College of Land Registrars of Spain. This institution represents the land registrars throughout Spain and aims to help registrars to perform their functions well and to be the point of contact for registrars with Public Administrations, citizens and companies both in Spain and abroad.”

Enrique Maside / ELRA Secretary General

What motivated you to join the ELRA Board?

For the last 8 years, I have been part of the Board of the National College of Land Registrars of Spain. This institution represents the land registrars throughout Spain and aims to help registrars to perform their functions well and to be the point of contact for registrars with Public

Administrations, citizens and companies both in Spain and abroad.

During these years, I held the role of Director of International Relations and director of European Affairs, which allowed me to come into contact with many colleagues and registry institutions from all over the

world. During these years of service I have learned many lessons, and probably the most important is that the social, economic and political currents that affect land registries in Europe always begin in Brussels.

Europe is a regulatory power and what we do here ends up setting the framework for activity in other territories of the world. That is why I believe that the role of Brussels and ELRA is crucial in examining the future of land registries, not only in Europe but also around the world. Property registrars from Latin America, the Middle East, Africa and other continents look to Europe to find out what the future trends of property registries are. The matters in which ELRA works today are those that guide future work in other land registries around the world. That circumstance is very exciting and, at the same time, a responsibility.

On the other hand, I have always been a faithful supporter of quality public service and I think that the experience I have acquired in these years of contact with European public



administrations can be put at the service of my colleagues in the European land registries. I am convinced of the usefulness of ELRA and I believe that, as I will explain later, it is called upon to play a strategic role in European integration.

I need mention friendship and gratitude as a reason to get more involved in ELRA. Friendship and gratitude to my fellow registrars in Spain, to the people who make up the secretary general of ELRA and, of course, to the European registrar friends that I have been doing during these years of public

service. All of them have given me a lot and I think that now it is up to me to give back, so that there is a fair balance.

What are your main priorities or vision for your contribution in ELRA during your term?

To give a good answer to this question, I must distinguish two areas of action: the first is internal or within the association and is aimed at serving the land registrars of Europe, in which I can help my European colleagues. The second is external or outside the association and is aimed at strengthening the role of registrars



“During these years, I held the role of Director of International Relations and director of European Affairs, which allowed me to come into contact with many colleagues and registry institutions from all over the world”

before the European institutions, citizens and companies, in which I can help society.

Internally, compared to my colleagues, my main priority is to provide them with a complete, useful and rapid knowledge of the main European legislative initiatives. I believe that European registrars must be well informed of the different legislative initiatives that may affect our land registers, follow the processing of these European rules and, if we all agree, that the association makes contributions during this process so that the final regulation is as good as possible, always from a technical and not a political point of view. I am at your service.

In the external sphere or in front of society, ELRA has a long, complete and wonderful relationship with European public administrations, both judicial and political. It is difficult to bring innovations in this area, but I would like, among other things, to try to have ELRA recognised as an e-justice knowledge partner.



Marta REKAWEK-PACHWICEWICZ

ELRA Board Member



“I was impressed by the excellent organisation of work, which stemmed from the very good, friendly relations between the Board, the Secretariat, the Contact Points and external experts and many others”

Marta Rekawek-Pachwicewicz / ELRA Board Member

What motivated you to join the ELRA Board?

My motivation was driven by several factors and developed over 13 years of close cooperation with ELRA in Brussels. First of all, I had historically observed the dynamic and focused development of this EU international organisation, operating in almost all Member States of the European Union. I was impressed by the excellent organisation of work, which stemmed from the very good, friendly relations between the Board, the Secretariat, the Contact Points and external experts and many others. I felt that it was the perfect place to implement

many innovative ideas at the intersection of various areas of civil, EU and administrative law, and that the words ‘can’t’ and ‘impossible’ did not really exist. At the same time, these activities are well-organised, focused on achieving precisely defined goals and in line with the milestones set by the European Commission and international organisations with a European reach with which ELRA cooperates, such as the European Judicial Network (EJN), the European Law Institute (ELI), or global organisations such as IPRA-CINDER or the World Bank. ELRA’s achievements in the field of land registers in all its forms are impressive, and I have been working with it since 2013 on projects such as CROBECO, IMOLA, and ELRN tasks, initially as a contact point for Poland from 2012 to 2020, and then as an external expert since 2021. It included tasks such as ELRA’s representative to the European Commission during the work of Working Group on Succession conducted within the EJN from 2024 to the present. This involved close cooperation with the ELRA Board and Secretariat. I therefore had an excellent idea of what ELRA does, not only during official

meetings and seminars, but also behind the scenes. Above all, I consider the members of the Board and Secretariat to be my close friends, and the atmosphere they create is the strongest motivator. There are, of course, many more factors, but the ones I am talking about here are the most important ones.

What are your main priorities or vision for your contribution in ELRA during your term?

Main objectives during my term of office on the ELRA Board, i.e. over the next two years, revolve around the tasks I have been performing so far. First and foremost, as ELRA’s representative in the Working Group on Succession, I would like to participate in the completion of this project in spring 2026 by preparing a report containing an ex-post evaluation of the Succession Regulation (650/2012), taking into account land registry issues. The report may contribute to possible legislative changes, achieving the objective set out in Article 81 of the Succession Regulation. ELRA’s contribution to this activity, together with its informational role through the development of relevant tabs



“I would like to participate in the completion of this project in spring 2026 by preparing a report containing an ex-post evaluation of the Succession Regulation (650/2012), taking into account land registry issues”

on its websites and their formal inclusion in the e-Justice Portal, would be a great success of the Organisation. I also believe that training activities using online techniques for ELRN Contact Points and other land registry employees would strengthen the role of ELRN. These could be short series of information and opinion exchanges in the form of lunch webinars. The topics could be varied, based on areas already identified within ELRN. In addition, a task that should be emphasised is the bilateral exchange of Contact Points – this is another activity that will strengthen the ELRN. We should also not forget about the regular ELRN seminars and substantive presentations during the We should also not forget about the regular ELRN seminars and substantive presentations during the General Assembly – I have a few more topics here that are worth paying attention to, such as procedural issues e.g. cross-border service of documents related to land registry proceedings, or the taking of evidence, e.g. when determining addresses within the framework of SoD (Service of Documents) and ToE (Taking of Evidence). Other important topics related to non-EU areas are also coming up, such as the work of the HCCH (e.g. currently the Jurisdiction Project). Above all, I would like to participate in creating a good working atmosphere, developing new projects while maintaining the high standards of current ones, and perhaps in the future undertaking the task of hosting ELRA members in Poland. Please wish me good luck!

ABOUT US



MISSION AND PRIMARY PURPOSE



Previous Board

The mission and primary purpose of the European Land Registry Association may be described as: *“the development and understanding of the role of land registration in real property and capital markets”*. ELRA wants to promote mutual understanding and the knowledge of land registers to help create an open and secure Europe and serve and protect its citizens.

The rules governing the Land Registration Systems are very closely related to those laws governing the property and real estate rights in every country. These rights are rooted in the tradition of each system which therefore explains the assertion of the European treaties that “the Community law does not prejudice the Property System in every State”.

Land Registries are a fundamental pillar of legal certainty and ELRA's commitment is to ensure the transfer of this principle into Community Law. For this reason, ELRA is fully committed to working on behalf of Land Registry in Europe as well as cooperating with the EU institutions.

However, the European role of the Land Registration Systems cannot be ignored. They are a fundamental tool for the good functioning of basic community freedoms, such as the freedom of movement of people and capital and the freedom of establishment. Through judicial cooperation in the EU they provide a secure playing field in this matter when immovables are involved and play a significant part in the creation of a real European mortgage market. ELRA provides conditions for a profitable cooperation with the European institutions.

This collaboration with the EU has been the main achievement of the Association to date and this has resulted in several grants from DG Justice to co-finance its activities.

STRUCTURE OF ELRA

- **General Assembly:** The decision-making of the Association is carried out by this body, which is composed of all members and may include more than one representative for each member of the Association. Each member is entitled to one equal vote at the General Assemblies. Decisions are adopted by a majority of two thirds of the votes expressed by the present or represented members, except when the present Articles or the Law states otherwise. The participation at two Annual General Meetings is considered advisable for the good functioning for the Association.
- **Board of Directors:** The General Assembly names, by absolute majority of members present or represented and for a two-year term, the President, the Secretary General, the Treasurer and two administrators, who constitute the Board of Directors. The mandate of the President, the Secretary General and the Treasurer is not renewable, but there is no opposition for one or more of them being re-elected in another mandate. Any representative of the member association has the possibility to become a member of the Board of Directors.
- **The Secretariat:** Based in Brussels and consisting of three staff members. It assists the two aforementioned competent bodies and their functions, coordinates the activities of the association, organises the different meetings and implements the European projects of particular interest to the organisation.



A VALUED CHAPTER IN ELRA'S BOARD HISTORY (2021 – 2025)



Previous Board and New Board together

A VALUED CHAPTER IN ELRA'S BOARD HISTORY (2021 – 2025)

Francisco J. GIMENO

Former ELRA Secretary General

“ELRA can be considered a suitable interlocutor with the EU on matters relating to real estate”

Looking back on your time with ELRA, what achievements and moments would you highlight as most meaningful?

FRANCISCO J. GIMENO . I have had the pleasure of serving as ELRA Secretary General from November 2021 to October 2025. Many moments come to mind from this period, but I would like to highlight some of them.

During this time, we welcomed two new members to our association: the Hungarian General Department of Land Register and Cartography and the State Service of Ukraine for Geodesy, Cartography and Cadastre. We are very pleased to have them among us. Hungary has proved to be a very active member of our association, and Ukraine is going through many difficulties, as we all know, so having them both is especially meaningful for us.

At the beginning of this period, we were still emerging from the COVID pandemic, which required us to develop new ways of working. This also allowed us to



Francisco J. Gimeno

study the effects of such a situation on our Land Registries and legal systems in general.

The retaliatory measures adopted by the EU in response to the situation in Ukraine led us to address the effects they could have on immovable property and, consequently, on our Land Registries. From my point of view, this was an important milestone for us, as we were able to demonstrate how useful Land Registries can be in the fight against money laundering and the financing of terrorism. This view was shared by the European Commission, with whom we collaborated on these topics.

Of course, I must also mention our key project, IMOLA, which is already in its fourth phase. When it started, not many people had heard about artificial intelligence,

and today it can be considered a pioneering project, widely recognized and enthusiastically received both within and outside the association.

More generally, the day-to-day work with our colleagues within the ELRN has also been very important to me and represents one of the core pillars of our association. I consider it a great privilege to work with colleagues from all over Europe, both professionally and personally.

MANFRED BURIC. First of all I want to highlight the extraordinary high level of responsibility that gave me a very good feeling on cooperation inside the two boards I had the honour to serve.

The friendship based work inside the board was triggered by the

Manfred BURIC

Former ELRA Board Member



Manfred Buric

“The time as board member of ELRA gave me a very positive impression on cooperation at EU-level”

We should also maintain our availability to European lawmakers, so that we can contribute our expertise in law and in land property rights, management, and publicity.

presidents - Luisa Clode and Mihai Taus: Thanks to the both of you!

The European Union is currently under pressure. The media is criticizing some “non functional institutions” of the EU - the board of ELRA is an example how things are done best!

My interest was very focussed to create useful cooperations with other EU-wide operating institutions. Therefore the meetings with ELI and others were of special value. I believe, expanded cooperations eg. with cadastre organisations might be a hope for the future.

Not to forget the projects conducted by ELRA members - currently IMOLA IV.

How would you reflect on your time and trajectory with ELRA?

FRANCISCO J. GIMENO . I have had the opportunity to work with ELRA for many years. I can say that, at least from my point of view, it has continued to grow steadily throughout this time.

ELRA has proved to be a very useful association and, in this sense, it can be regarded as an appropriate interlocutor with the EU on matters relating to immovable property and its publicity.

The world is moving fast. We must keep pace with it by developing new visions and adapting to rapid change.

In the near future, we should be able to bring into our association the national organizations of those countries with which, unfortunately, we are not yet able to work.

I am confident that ELRA will continue its uninterrupted growth in the coming years. New results will be achieved, along with new challenges, which will be addressed through innovative solutions proposed by our association.

On a personal note, I can say that ELRA has made me a better professional and has given me the opportunity to meet excellent colleagues and friends.

MANFRED BURIC. The time as board member of ELRA gave me a very positive impression on cooperation at EU-level.

I have met a lot of colleagues and friends and ELRA - I will never miss!!

I wish the new board the very best for the future!

Members

AUSTRIA

- ▷ Ministry of Justice of Austria

BELGIUM

- ▷ Agency of patrimonial documentation

BULGARIA

- ▷ Bulgaria Registry Agency

CROATIA

- ▷ Ministry of Justice, Public Administration and Digital Transformation

CYPRUS

- ▷ Department of Lands and Surveys of Cyprus

ESTONIA

- ▷ Ministry of Justice and Digital Affairs

FINLAND

- ▷ National Land Survey of Finland

FRANCE

- ▷ Direction Générale des Finances Publiques

GREECE

- ▷ Hellenic Cadastre

HUNGARY

- ▷ General Department of Land Register and Cartography

IRELAND

- ▷ Tailte Eireann

ITALY

- ▷ Agenzia delle Entrate
- ▷ Servizio Libro Fondiario e Catasto – Provincia Autonoma di Trento

LATVIA

- ▷ Court Administration, Department Of Courts And Land Registers

LITHUANIA

- ▷ State Enterprise Centre Of Registers Of Lithuania

LUXEMBOURG

- ▷ Administration De L'enregistrement Et Des Domaines De Luxembourg

MALTA

- ▷ Land Registration Agency

POLAND

- ▷ Polish Association of Registrars

PORTUGAL

- ▷ Instituto dos Registos de Portugal
- ▷ Associação Sindical Dos Conservadores Dos Registos

ROMANIA

- ▷ The Romanian Land Registry Association
- ▷ National Agency for Cadastre and Land Registration

SLOVAK REPUBLIC

- ▷ Geodesy, Cartography and Cadaster Authority

SPAIN

- ▷ Colegio de Registradores de España

SWEDEN

- ▷ Lantmäteriet

THE NETHERLANDS

- ▷ Cadastre, Land Registry And Mapping Agency

Observer Members

BOSNIA AND HERZEGOVINA

- ▷ Prosecutor's Office Of BiH

ESTONIA

- ▷ Centre Of Registers And Information Systems

SLOVENIA

- ▷ Supreme Court of the Republic of Slovenia

TURKEY

- ▷ General Directorate of Land Registry and Cadastre

UKRAINE

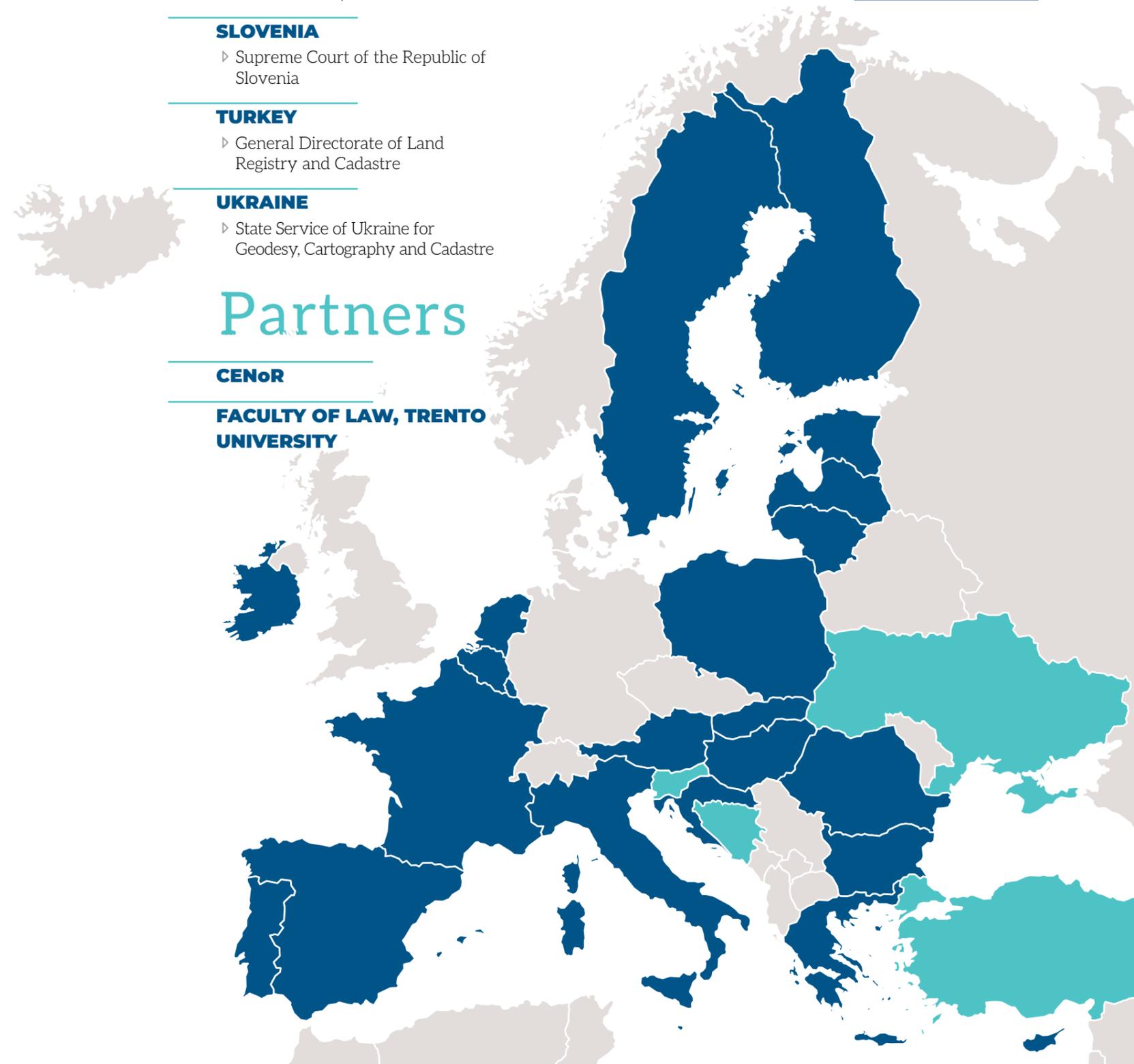
- ▷ State Service of Ukraine for Geodesy, Cartography and Cadastre



Partners

CENoR

FACULTY OF LAW, TRENTO UNIVERSITY





NEW APPROACHES & FUTURE: AI WORKING GROUP

The ELRA Artificial Intelligence Working Group (AI WG) was established in 2025 and currently comprises 20 members, supported by two advisors: Rafael Vale e Reis (University of Coimbra, Portugal) and Professor Dr J.H.M. (Sjef) van Erp (University of Maastricht, The Netherlands). The Working Group is coordinated by Jacques Vos, CP, representing the Land

Registry of the Netherlands.

During 2025, the AI Working Group held four online meetings focused on the legal and operational implications of artificial intelligence for land registries. Building on this initial phase, the Group plans to hold 7 meetings in 2026, reflecting the growing importance of AI-related issues within ELRA's activities.

OBJECTIVES

Established in 2025, the AI Working Group focuses on exploring the impact of artificial intelligence on land registration and the justice sector.

Its main objectives are:

- **Assess AI Implications:** Study how AI technologies affect land registration processes and provide guidance for their ethical and effective use.
- **Support Digital Cooperation:** Promote the use of digital

tools, including AI and video conferencing, to enhance collaboration among property registers and judicial authorities.

- **Develop Practical Guidance:** Create a practical guide for voluntary compliance by property registers in civil and criminal law contexts.
- **Ensure Ethical and Safe Implementation:** Identify the necessary conditions for AI to be

used safely, responsibly, and in alignment with fundamental rights.

- **Promote Efficiency and Public Trust:** Enhance the efficiency of justice processes while maintaining transparency and public confidence.
- **Set European Standards:** Contribute to shaping best practices and guidelines for responsible AI adoption across legal and registry frameworks in Europe.

Jacques VOS ELRA Board Member and Chair of the AI WG

“Our Working Group will develop voluntary guidelines in the form of a non-binding opinion, on the application of and possible best practices in Artificial Intelligence in EU property registers”

What are your expectations regarding the outcomes and impact of this group's work on the future of land registration?

As a Working Group, first we explore our common ground, recognizing the similarities

regarding our daily (legal) processes within the core land registry activities. With that common ground, we will discover how AI can possibly streamline elements of these processes, e.g. document verification, detecting

inconsistencies and possibly supporting the registrar in the legal process of decision-making.

Our Working Group will develop voluntary guidelines in the form of a non-binding opinion, on the application of and possible best practices in Artificial Intelligence in EU property registers.

However, if decided to incorporate AI in land registration processes, we have to ensure that AI adoption aligns with fundamental principles of legal certainty, transparency, and data protection.

Ultimately, the group's work should help us balance technological innovation with enhancing data quality, automating routine tasks and possible other tasks, such as (improving) fraud detection, while upholding the integrity and providing legal certainty to the highest level, as may be expected of land registries.

For this, it is already recognized that, if AI will be used in land registry processes, the registrar should have meaningful oversight in all cases.



[Full Interview here!](#)



Doris SMUDDÉ

Land Registers of Kadaster (CP from The Netherlands)

“One of the challenges that these emerging technologies bring is that registrars will need to develop technical awareness and must communicate effectively with IT-professionals”

As a young professional in the land registry field, how do you perceive the evolution of emerging technologies—such as artificial intelligence, advanced digitalization, or distributed systems—in the future of land registration?

I think these emerging technologies offer a lot of possibilities and can be powerful tools to support our work. They offer opportunities to streamline processes and reduce errors and processing times. For example, at Kadaster we already

use AI to automatically extract data from notarial deeds, so the employee scrutinizing the deed only needs to read the deed and review, and, if necessary, adjust the data proposed for registration). Only after this check, the key register will be updated accordingly.

However, I do think several key principles must guide the implementation of these emerging technologies (specifically the use of AI) in the land registry. Some preconditions for responsible use of these technologies are transparency of the handling process, controllability (human in the loop) and data protection.

Furthermore, providing legal certainty should always be our primary goal. Therefore, data quality must be our top priority. Inaccurate or incomplete data will inevitably produce an unreliable outcome, no matter how advanced these emerging technologies are.

Another aspect of these emerging technologies that I consider important is their large climatological footprint. I think it is

crucial to balance innovation with our environmental responsibility.

What opportunities and challenges do you think these developments present for the next generation of registrars?

One of the challenges that these emerging technologies bring is that registrars will need to develop technical awareness and must communicate effectively with IT-professionals. This interdisciplinary collaboration is essential to ensure that technological solutions align with legal frameworks. Maintaining legal certainty and compliance will remain the core responsibility of the registrar, so the registrar should have oversight in all cases to ensure that the process and the registration are reliable and lawful.

Technological innovations also present opportunities for the next generation of registrars. For example, an innovation such as a 3D-registration can enhance legal certainty by providing a more accurate and comprehensive representation of property rights. At Kadaster, we are currently working on BIM Legal, a 3D-registration for apartment complexes that combines Building Information Models (BIM) with legal frameworks. This helps to represent apartment rights more accurately in public registers, improving insight and legal certainty, especially for complex legal and building situations.

XXXIV GENERAL ASSEMBLY

OCTOBER 29, BARCELONA

On 29 October, the XXXIV General Assembly of the European Land Registry Association (ELRA) took place in Barcelona, co-organised with Registradors de Catalunya. The meeting brought together representatives from European land registries and institutions to reflect on current challenges in the registry field, with particular focus on housing policies, technological developments, and the legal and ethical dimensions of artificial intelligence.

The session was formally opened by Mihai Taus, ELRA President, and Vicente José García-Hinojal López, Dean President of Registradors de Catalunya. They welcomed participants and highlighted the importance of cooperation among land registries, public administrations, and European bodies to ensure legal certainty and protect citizens' rights.

Keynote lectures were showcased



Prof. Teresa Rodríguez de las Heras Ballell, President of the European Law Institute (ELI), delivered a presentation entitled *“The Role of Soft Law in Digital Regulation: Challenges and Opportunities”*. Her presentation provided an in-depth analysis of flexible regulatory instruments and their potential to foster innovation while preserving legal trust in digital environments, with a particular focus on the complementary role of soft law in the governance of artificial intelligence, data, and digital assets, and its interaction with existing EU hard-law frameworks and fundamental rights.



Prof. Dr. Sergio Nasarre-Aznar, from Universitat Rovira i Virgili, presented a comprehensive overview of housing policies in Europe, discussing current trends and highlighting the role of land registries in promoting transparency and access to housing. Professor Nasarre-Aznar exposed an in-depth analysis of the European housing crisis, describing the three main housing systems in Europe, the root causes of current challenges, and the effectiveness of various policy responses.



Al-Karim Kara



Greg Steves

Representatives from the **Land Title and Survey Authority of British Columbia, Al-Karim Kara and Greg Steves,** shared the Canadian approach to interoperability and public trust in land data, showcasing practical developments and technological tools that enhance digital registry services.

Two thematic panels provided a framework for further debate

“Artificial Intelligence: A New Challenge for Legal Professions”, moderated by **Jacques Vos** (ELRA Board Member), gathered experts from the judiciary, professional associations and registry institutions. Panelists included:

- **José Ramón de Blas**, Superior Court of the Valencian Community.
- **Walter Szöky**, President of EUR.
- **Manel Santilari Barnach**, Barcelona Bar Association.
- **Heidi Leppikus**, Centre of Registers and Information Systems, Estonia.



Jacques Vos



Heidi Leppikus



José Ramón de Blas



Manel Santilari Barnach



Walter Szöky

“Housing Crisis in Europe”, moderated by **Elena Prada** (ELRA Board Member), addressed registry-related aspects of the European housing situation. Contributions were provided by:

- **Dulce Calvo González-Vallinas**, Registradores de España – Colegio de Registradores.
- **Manuel Szapiro**, Representative of the European Commission in Barcelona.



Elena Prada



Dulce Calvo González-Vallinas

Welcoming to Sarah Holtermann as a new Contact Point of Luxembourg



The XXXIV General Assembly concluded with closing remarks by Mihai Taus, Vicente José García-Hinojal López, and Inmaculada Barral, Directora General de Dret, Entitats Jurídiques i Mediació. The ceremony reaffirmed the critical role of institutional cooperation as a foundation for legal security and the effective functioning of land registry systems across Europe.





Contributing to the Freedom, Security and Justice within the EU

The **European Land Registry Network (ELRN)**, established in 2010 in collaboration with ELRA and composed today by **26 associations from 22 European countries**, serves as a cooperation instrument aimed at providing tools to facilitate user-friendly access to Land Registry services at the European level.

ELRN OBJECTIVES:

- To maintain efficient tools that enable **cooperation between registrars and European legal organizations** and other practitioners active in land registry matters across Member States.
- To offer information to **better understand the national registration systems** of the Network's Members and monitor the application of European regulations, particularly in cross-border cases.
- To **establish a Network of Contact Points** to maintain an efficient hub via the ELRN website to facilitate information exchange and assistance requests between users and officials across countries.



ELRN Workshops

ONLINE • MARCH 12TH

The **first 2025 workshop** of the European Land Registry Association Network (ELRN) was held in an online format on March 12th, bringing together 58 contact points and members from across Europe to discuss key topics in land registration.

The Workshop opened with a welcome session by ELRA President, **Mihai Taus**. The discussions then focused on the implementation of EU instruments, particularly the Succession Regulation (No 650/2012). Mihai Taus and **Marta Rekawek-Pachwicewicz** (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](#). This was followed by **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 led by **Francisco J. Gimeno** (ELRN Coordinator). The case study focused on [what a cross-border mortgage would need to be registered in different land registries](#), sparking an engaging discussion among participants.

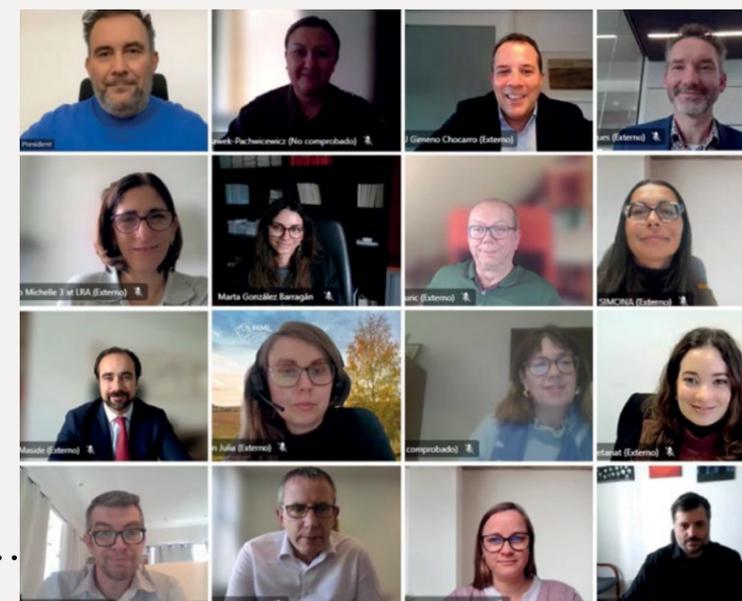
Following a short break, the second session opened with a discussion on the cross-border protection of vulnerable adults, presented by **Geraldo Rocha Ribeiro** (Member

An initiative of the European Land Registry Association, with support from the European Commission under the Framework Programme on Civil Justice, Fundamental Rights and Justice.

in Centro de Estudos Notariais e Registas and assistant of the Law Faculty of Coimbra University). He provided a presentation about the proof of the vulnerable adult's will, wishes and preferences.

The final segment of the Workshop introduced a new area of study on Artificial Intelligence (AI) and its impact on land registration. **Manfred Buric** (ELRA Board Member) examined [the role of AI in land registries from a judicial perspective](#), while **Jacques Vos** (ELRA Board Member) explored whether [the future of land administration is heading towards full automation](#).

The Workshop was moderated by Francisco J. Gimeno, ELRN Coordinator and Secretary General of ELRA. The event concluded with closing remarks from Mihai Taus, who thanked all attendees for their participation and valuable contributions.



TRENTO, ITALY • JUNE 11TH – 12TH



Diego Castelli



Elena Prada

Eng. Mohammed
Kussai ShahinAlessandro
de Gaetano

Lorenzo Marcolla



Māris Kumerdanks

Judge Marta Rekawek-
PachwicewiczJudge Michele
Cuccaro

The 2nd ELRN workshop of the year took place on June 11th and 12th at the Palazzo della Provincia in Trento, hosted by the Servizio Libro Fondiario e Catasto – Provincia Autonoma di Trento (Italy).

The workshop opened with welcoming remarks by **Mihai Taus**, ELRA President, and **Diego Castelli**, General Chief of the Servizio Libro Fondiario e Catasto. Mr. Castelli then provided an overview of the Land Registry and its real basis, followed by a Q&A session moderated by **Elena Prada**, ELRA Treasurer.

The first day continued with **Prof. Rusconi** (Milan University), who examined land registry systems and the Italian transcription model. **Francisco Javier Gimeno Chocarro**, ELRA Secretary General and ELRN Coordinator, then led a practical session on the registration of cross-border divorce cases in land registries across Europe, followed by a Round Table moderated by Elena Prada. The morning closed with a presentation on the European Commission's initiatives for the digitalisation of judicial cooperation in civil matters by **Haldi Koit** (DG JUST), followed by a lively debate.

The afternoon sessions focused on artificial intelligence and its practical impact on land registration. **Jacques Vos** (ELRA Board member) introduced the AI Working Group and also presented the use of videoconferencing for registry-related procedures. **Dott. Eng. Mohammed Kussai Shahin** (General Director, Trentino Digitale) then explored the role of AI technologies in modernising land registries, while **Lorenzo Marcolla** and **Alessandro de Gaetano** (Servizio Libro Fondiario e Catasto) shared their insights into the application of artificial intelligence in land registration processes.

Artificial
Intelligence
panel

The second day began with opening remarks by Mihai Taus, followed by a presentation by **Māris Kumerdanks** (Latvia) on the conclusions of the study into property rights of foreign nationals. **Luisa Clode** (ELRA former President) then shared findings from the ELRA questionnaire

on voluntary measures for protecting vulnerable adults.

Elena Prada followed with an overview of personal data protection challenges for land registries. The morning continued with Judge **Marta Rekawek-**



TRENTO, ITALY • JUNE 11TH – 12TH

➤ **Pachwicewicz**, Coordinator for International Cooperation at the District Court in Białystok, who reported on the European Commission Working Group on Succession. She was followed by Mihai Taus, ELRA President, who outlined the national requirements for the European Certificate of Succession (ECS) and highlighted ELRA's ongoing study mapping national measures for the registration of the ECS across Member States. Judge

Michele Cuccaro (Rovereto Court) rounded off the session by examining the role of usucapion across different jurisdictions.

The workshop concluded with closing remarks by Mihai Taus, thanking all speakers and participants for their active engagement and contributions to the success of this international exchange.



Workshop sessions

- [Land Registry Systems and the Italian Transcription System](#) by Prof. Rusconi.
- [What would a cross-border divorce be registered in the land register?](#) by Francisco J. Gimeno.
- [Presentation of the Digitalisation of Judicial cooperation in civil matters](#) by Haldi Koit.
- [Presentation of the AI Working group](#) by Jacques Vos.
- [AI technologies for Land Registry](#) by Dott. Eng. Mohammed Kussai Shahin.
- [Artificial Intelligence in Land Registration](#) by Lorenzo Marcolla and Alessandro de Gaetano.
- [The use of videoconferencing for registry-related procedures](#) by Jacques Vos.
- [Study on the Property of Foreigner's Challenges: Summary of the CPs contributions and conclusions](#) by Māris Kumerdanks.
- [Cross-Border Protection of Vulnerable Adults: Presentation of the results of the ELRA questionnaire on voluntary measures](#) by Luisa Clode.
- [Personal Data Protection and Land Registration](#) by Elena Prada.
- [Implementation of EU Legislation; study on Succession Regulation](#) by Judge Dr. Marta Rekawek-Pachwicewicz and Mihai Taus.
- [The role of usucapion in different systems](#) by Judge Michele Cuccaro.

Check out the full new



BARCELONA • OCTOBER 30TH



On 30 October 2025, the **3rd ELRN Workshop** took place in Barcelona, hosted by Registradors de Catalunya. The event gathered representatives from multiple Member States, providing a forum for practical exchange, comparative analysis and discussion on cross-border legal issues relevant to land registration.

The workshop opened with welcoming remarks by **Mihai Taus**, ELRA President, followed by the presentation of the ELRN 2025 Report by **Francisco J. Gimeno** (CORPME), outlining the Network's ongoing activities and studies.



Mihai Taus



Pilar Verdejo

MORNING SESSION

Mihai Taus highlighted the implications of Directive (EU) 2024/1640, with special emphasis on Article 18 concerning the creation of a Single Access Point to real estate information and its significance for registry authorities.

Subsequently, **Pilar Verdejo**, ELRA Contact Point for Spain, presented the functioning and objectives of the Anti-Money Laundering Registration Centre (CRAB), illustrating how registry data serves as a key instrument to prevent illicit financial activities through improved traceability and institutional coordination.

BARCELONA • OCTOBER 30TH



Francisco J. Gimeno



Marta Rekawek-Pachwicz

The morning continued with a case-based presentation by [Francisco J. Gimeno](#) (CORPME) on the free circulation of public documents in the EU, which introduced a roundtable moderated by **Elena Prada** (ELRA Treasurer). This session examined the practical requirements and legal implications for registering cross-border divorces across different land registry systems, providing an exchange of national practices and identifying potential obstacles.

The workshop then addressed developments in the field of succession law, where Judge Dr. [Marta Rekawek-Pachwicz](#), ELRA Board member, presented the ongoing ELRN study on the EU Succession Regulation, including an overview of relevant CJEU case law (C-354/21) and the new ELRA Factsheet on national registration requirements, designed to support practitioners and authorities engaged in cross-border succession matters.

CLOSING SESSION



The Workshop concluded with closing remarks from Mihai Taus, expressing appreciation for the contributions of speakers and participants. The day ended with a guided visit to the Land Registry offices, where attendees were able to observe registry practice and digital tools in operation.

AFTERNOON SESSION



Lucia Filagová



Enrique Maside

In the afternoon, [Enrique Maside](#), new ELRA secretary general, examined recent developments related to the Proposal for the Insolvency Regulation (COM/2022/702), with particular reference to Articles 18 and 34 and their implications for registry publicity and legal certainty.

This was followed by [Lucia Filagová](#), Contact Point for Slovakia, who presented the results of the ELRN comparative questionnaire on the status and functioning of Land Registries, offering an overview of organisational structures, operational differences and common challenges among European systems.

ELRA Fact Sheets

European Certificate of Succession Factsheet:

[National requirements for registration](#)



[The property of foreigners: challenges](#)





Co-funded by
the European Union

IMOLA IV OBJECTIVES:

- To consolidate the objectives achieved so far to improve the semantic model for the interconnection of Land Registries.
- To enhance the information of the project published in the ELRA website.
- To facilitate the adaptation of the national semantic model to the European Land Registry Document through new technical developments to align it with European objectives and directives.
- To increase the adaptation to the European Interoperability Framework.
- To design, develop and publish the Land Registry specific vocabulary as Conceptual Model in Unified Modelling Language.
- To improve the comparative law study.
- To contribute to foster a single European real estate and mortgage market, making it more efficient and transparent with respect for national systems.



Pedro
PERNAS
IMOLA IV
Project Manager

SEMIC Questions

How does the IMOLA IV project plan to align with the specifications and standards promoted by SEMIC to ensure semantic, technical, and data interoperability?

The IMOLA IV project main objective is to guarantee a semantic, technical, and data interoperability in the European Land Registries establishing a common vocabulary and a common schema (the European Land Registry Document). Therefore, it is a project completely aligned with the SEMIC aim to ensure the interoperability as a tool to guarantee a unified market.

If IMOLA IV involves international collaboration or data exchange between entities across Europe, what interoperability challenges have been identified, and how are they being addressed through SEMIC's recommended best practices?

The main challenge identified is the necessity to adapt the national IT systems to permit that land registry information is provided using the common vocabulary and the common schema (ELRD). Also, it is necessary to assure that the common schema comprehends all the necessary fields that are required by the national organizations.

The IMOLA IV Project, funded under the Civil Justice Programme of the European Commission, officially began on 1st August 2024 and will be concluded on 4th of June of 2026

Closing Conference Questions

In which phase is the project currently, and what have been the main milestones achieved in 2025?

The IMOLA project is approaching its final phase. A completion of the four working packages is expected.

The main milestones that have been achieved are the development and implementation of the General Questions regarding Land Registry Publicity and the Mortgage Questions that will permit a comparative analysis of Land Registry Systems. Also, the collaboration of Member States through ELRA Contact Points have permitted the improvement of the matching between pivot terms and national terms. This matching will permit create multilingual explanatory notes of the European Land Registry Document.

A specific consideration must be given to the implementation of the new webservices (ELRD Generator, ELRD Customizer and ELRD Validator) that complement the Knowledge Manager. Related to them is the initiation of the consultancy with the beneficiaries of the project (Italy-Trento, Portugal, Romania and Spain).

As the project approaches its conclusion in June 2026, what would an "ideal interoperability roadmap" look like?

The ideal interoperability roadmap will be the implementation of the ELRD in the different national organizations and the adaptation of the ELRD to the improvements

in other related vocabularies as the Core Vocabulary and the INSPIRE vocabulary. New uses of the ELRD such as open-data and e-Wallets are also promising.

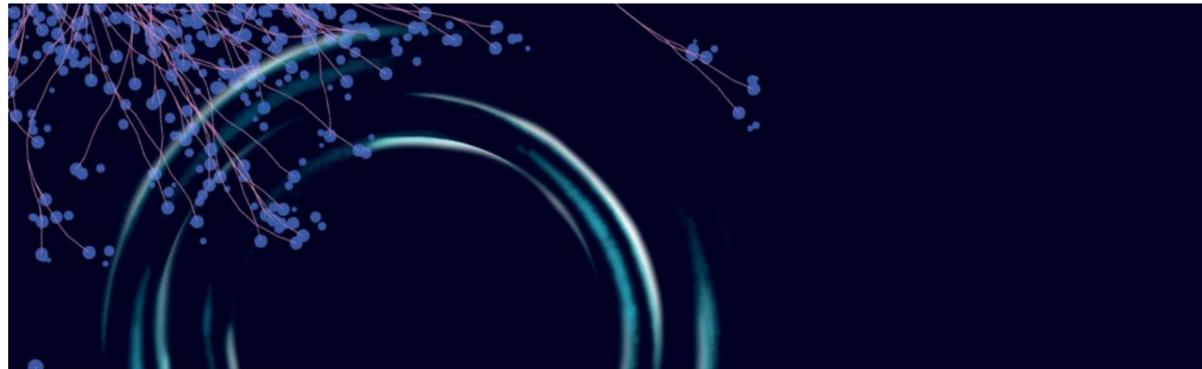
What role has the collaboration with IMOLA IV members played in 2025, and which aspects have been most influential?

IMOLA IV members are essential to the success of the projects as their participation in the matching of the terms, the national system questions and, ultimately, the implementation of the ELRD are necessary steps in the development of a European interoperability in the Land Registry field.

Which results or deliverables do you consider most relevant for the final phase of the project?

We are specially working in the implementation of the project through the consultancy with the beneficiaries. This implementation will allow us to learn about the different obstacles and identify the required improvements in the different webservices, the ELRD schema and the common vocabulary.

The writing of the e-book with the collaboration of the Seminar speakers, the contact points, the working packages members, and the European Commission is also a main objective of the following year.



SEMIC CONFERENCE

25th & 26th November • Copenhagen (Denmark)

On November 25th and 26th, 2025, a new SEMIC conference was held in Copenhagen. The SEMIC conference is the main European meeting about interoperability and takes place each year in the country that held the European presidency. Anabel Fraga, as IMOLA IV contractor and Pedro Pernas, participated in the conference where the main challenges to the interoperability inside and across borders were discussed.

In the conference it was told that there are invisible borders for citizens and that a unified market is required to secure economic competitiveness.

The obstacles to the interoperability are structural, organizational and strategic and require overcoming the “public servant mindset” that implies an aversion to risk, the fear of failure and the conception of modernization as another task when is something that ultimately helps reducing workloads.



Pedro Pernas and Anabel Fraga

The specific recommendations suggested were to define a clear map and ensure multi-year political commitment and, as a necessary foundation for future, the definition of a common vocabulary. Also, it was suggested to identify high-value use cases and those organizations that have developed successful projects. These organizations can be considered as interoperability twins and can help speed up the improvement of our organizations.

Successful projects as the Estonian X-Road, the Poland

State Information Architecture, the Italian National Data Platform, the Belgium Regional Model Open Standards for Linked Administration (OSLO) and the Finish National Cost Analysis were identified. Also, a recognition of the huge improvement in the electronic administration of Ukraine with the help of Estonia was made.

The SEMIC conference is a great opportunity to identify the challenges of interoperability in Europe and around the world and the main ideas and projects that arise in this community.



Finalizing the project: Closing Conference, Brussels 4th June 2026, Residence Palace (Brussels)

Seminars

Online • 15th January

Topic: Mortgage Formants and the New Version of Knowledge Manager

Objectives:

1. A brief presentation on the formants and their objectives.
2. An overview of the mortgage formants.
3. Demonstration of the new platform and instructions on how to use it.

Online • 23rd March

Topic: Harmonization of Private Law in Europe

Objectives:

1. Exposition of the results of the Mortgage questionnaire in the Knowledge Manager.
2. The use of the Privative Comparative Law.
3. Exposition of the new General Questions. Improvement of the Land Registry Publicity I Factsheet.

Trento • 12th June afternoon

Topic: Update of the Project. Midterm situation.

Objectives:

1. Handbook on Mortgage Presentation
2. Land Registry Vocabulary
3. Comparative Study on Mortgages

Online • 17 September

Topic: The electronic and digital Land Registry in the context of the digitization of the Administration

Objectives:

1. Improvement of the knowledge of the digitization of the Administration in Europe.
2. Presentation of the IMOLA e-book. Participation of the CCPP and Partners.
3. Improvements of the IMOLA webservices.



Online • 17 December

Topic: The EU legal framework on data.

Objectives:

1. Exposition of the EU legal framework on data.
2. Explanation of the IMOLA Webservice.
3. Situation of the General Questions and Factsheet Questions. Preliminary results.
4. Presentation of the new pivot terms.

Do you want to know more about the seminars?



Rafael Vale e Reis



Elena Ioriatti

Cooperation with other Associations

ELI

The [European Law Institute \(ELI\)](#), founded in 2011 and recognised as an International non-profit Association under Belgian law, is a democratic, independent and membership-based organization dedicated to improving the quality of European law. As cornerstone of its mission, it seeks to initiate and conduct research, offering recommendations and practical guidance in the field of European legal development.



Throughout 2025, the European Law Institute have organized several meetings in which ELRA had the honour to participate:

WEBINARS

- On 15th January, it was held the first webinar on the Foundations of Judicial Independence that aimed to revise and update the Mount Scopus Standards to address current challenges faced by judicial systems in Europe. During the discussion, participants addressed the role of legal associations in supporting judicial independence. The EU enlargement process was highlighted as an opportunity to strengthen standards in candidate countries.
- On the 29th of January, the second webinar focused on Judicial Governance and Judicial Appointments and Promotion, that provided a comprehensive examination of fundamental principles shaping the independence, accountability, and structure of the judiciary across European legal systems. The debate also highlighted ongoing challenges in judicial governance, including financial autonomy, AI integration, and diversity, all of which require continuous dialogue among European institutions and judicial actors.
- The webinar on Defining AI Systems under the AI Act, 19 February took place in an online format. The session focused on ELI's proposal for a three-factor approach to determine whether a system qualifies as AI under the Act. The discussion also involved perspectives from the OECD and the European Commission, particularly considering



Jacques Vos,
ELRA Board
Member

the recently published Commission guidelines on the AI Act. One of the key divergences between ELI's approach and the Commission's guidelines concerns rule-based systems and optimization techniques.

- On 27th February, ELRA assisted to the GPAI ELI Webinar on Co-Generated Data Principles that concluded that while some principles, such as transparency and the acknowledgment of contributors, gained broad consensus, other areas—such as economic rights and the intersection of copyright and data protection—remain contentious.

- The ELI Webinar on Targeted Revision of EU Data Protection Law, held on 5th November, discussed a proposal to simplify the EU data protection framework while maintaining a high level of fundamental rights protection.

CONFERENCES AND COUNCIL MEETINGS

- In Vienna, on the 14th of February, the meeting on the Extra-Judicial Administration of Justice in Cross-Border Family and Succession Matters Dissemination Conference took place. The meeting focused on a comparative project examining the increasing de-judicialization of family and succession matters within the EU. Participants discussed the challenges this trend creates for cross-border jurisdiction, legal certainty, and mutual recognition. The project presented seven guiding principles aimed at ensuring minimum safeguards and greater legal clarity across Member States.

- In Vienna, from, 3rd & 4th March, Mr. Manfred Buric, ELRA Board Member (2021 – 2025), assisted to the ELI Council meeting. The meeting highlighted the possibility of collaboration between ELRA and ELI, especially in areas such as AI and digital justice. Given ELI's interest in practical input from experts, this could be an important opportunity for ELRA to get involved in future projects.
- Jacques Vos, ELRA Board Member and representative of the Land Registry of the Netherlands, participated as a speaker at the International Conference on Artificial Intelligence and Law, held in Colegio de Registradores in Madrid on 25–26 September 2025. He contributed to Panel 2, "AI in Legal Practice", where he presented the European perspective on artificial intelligence and land registries and introduced the newly established ELRA AI Working Group.

ANNUAL CONFERENCE

The 2025 ELI Annual Conference took place from 22–24 September in Vienna, Austria. ELRA was represented

by its President, Mr Mihai Taus, and by Mr Manfred Buric, ELRA Board Member for 2025.

The event featured keynote speeches, the Ole Lando Memorial Lecture, award ceremonies, and panel discussions dedicated to ongoing ELI projects. It brought together an outstanding group of speakers, including leading academics, senior judges, public officials, and distinguished international experts. The strong participation of judicial leaders, diplomats, and EU officials

Manfred Buric and Mihai Taus in ELI Annual Conference



Mihai Taus and
Maria Teresa
Touriñán
Morandeira
in ELI Annual
Conference

underscored ELI's role as a key forum for dialogue on major legal and societal challenges.

During ELI's Membership Meeting, held on 22–23 September 2025, elections for seats on the ELI Council took place. On this occasion, Ms Maria Teresa Touriñán Morandeira (CP from Spain) was re-elected.

EJN

The [European Judicial Network \(EJN\)](#) is a network of national contact points for the facilitation of judicial cooperation in criminal matters. The EJN was created by Joint Action 98/428 JHA of 29 June 1998 to fulfil recommendation n°21 of the Action Plan to Combat Organised Crime adopted by the Council on 28 April 1997.



In 2025, six meetings and seminars were held within the framework of the European Judicial Network (EJN) on civil and commercial matters, addressing key issues related to cross border judicial cooperation, succession law, and digitalisation.

Key participations of ELRA in EJN Meetings:

- On 27th-28th January, Mr. Mihai Taus, ELRA President and ELRA Secretariat participated in the 23rd Annual Meeting of the European Judicial Network in Civil and Commercial Matters, where discussions covered improving EJN visibility, integrating court staff, succession matters, and the adoption of the new Practice Guide on Taking of Evidence. Digitalization efforts, including cooperation tools and predefined forms under Brussels IIb, were also highlighted. The meeting underscored ongoing efforts to enhance cross-border judicial cooperation and harmonize practices across EU member states.
- On 28th-29th April, ELRA presented its report on the application of the Succession Regulation at the EJN Succession meeting in Brussels. Mr Mihai Taus, ELRA President, and Ms Marta Rekawek-Pachwicewicz, ELRA's representative to the EJN working group on Succession, showcased ELRA's contributions, including its fact sheets and ongoing work within the IMOLA IV Project.



Mihai Taus



Marta Rekawek-Pachwicewicz and Mihai Taus

ERA

ERA

From the 22nd to the 23rd of May, Dr. Marta Rekawek-Pachwicewicz (ELRA Board Member) represented ELRA at the Annual Conference on [European Succession Law](#), which focused on practical problems in cross-border succession. Presentations illustrated real-life cases, CJEU rulings, and upcoming EU legislative initiatives, including a potential new

Regulation on the protection of adults. Discussions emphasized the challenges for land registers in recording inheritances, the role of public registers, and the importance of multilingual forms and interconnection via the e-Justice Portal. ELRA continues to contribute actively within the Succession Working Group, whose report is expected in early 2026.

EUR

The [European Union of Rechtspfleger \(EUR\)](#) brings together 14 professional organizations from 13 EU states and is expanding internationally. Its goal is to improve the efficiency and accessibility of justice while harmonizing judicial systems across Europe. The EUR promotes a European model of the Rechtspfleger profession, covering non-contentious judicial and administrative functions, including voluntary jurisdiction, execution, and registry oversight. It also focuses on training, standardizing competencies, and developing judicial IT and organizational structures to support citizens and the justice system.

On 18 September 2025, Mr. Manfred Buric, ELRA Board Member, participated in the Congress of The European Union of Rechtspfleger (EUR) at the Supreme Court in Vienna. The Congress brought together judiciary and legal professionals to discuss key areas of practice, including land and company registers, non-contentious proceedings, and the administration of justice in execution and insolvency matters. Mr. Buric engaged with peers and was pictured with Walter Szöky, President of EUR, highlighting ELRA's ongoing involvement in European judicial discussions.



At the General Assembly of ELRA (European Land Registry Association) in Barcelona, EUR President Walter Szöky had the honour of participating in a panel discussion on the topic of "Artificial Intelligence: A New Challenge for Legal Professions". This discussion was moderated by Jacques Vos (ELRA Board Member). Other participants where Heidi Leppikus, Centre for Registers and Information Systems, Estonia, José Ramón de Blas, Supreme Court of the Autonomous Community of Valencia, and Manel Santilari Barnach, Barcelona Bar Association. The EUR looks forward to continuing its cooperation with ELRA.



PCC



The [Permanent Committee on Cadastre in the European Union \(PCC\)](#), founded on 2002, is a cadastral information network that facilitates the exchange of data, knowledge, and best practices; it also serves as a key link between cadastral institutions, European Union bodies, and other entities that require cadastral information for their activities.

ELRA, represented by Mrs. Elena Prada, ELRA Treasurer, participated and served as speaker, on the Joint PCC and EuroGeographics CLRKEN Conference and Plenary meetings on the 5th of November in Aaborn, Denmark. Mrs. Elena Prada exposed the multi-level action ELRA's ongoing studies and projects to tackle Climate Challenges. She presented the ELRA's Contribution to European housing crisis policies, explained the interoperability model for land registries developed through the IMOLA Project, and explored the impact of artificial intelligence on land registries.



The World Bank

The [World Bank](#), international organization affiliated to the United Nations (UN) founded in 1944, whose objective is to work in every major area of development. It provides a wide array of financial products and technical assistance and help countries share and apply innovative knowledge and solutions to tackle today's intertwined development challenges, and answer in times of financial crisis. It operates as a cooperative organization comprising 189 member nations, whose member countries are represented by a Board of Governors, who are the ultimate policymakers at the World Bank.

Generally, the governors are the finance or ministers or development, that meet once a year at the Annual Meetings of the Board of Governors of the World Bank Group and the International Monetary Fund.

This year, ELRA had the privilege of being invited to actively participate as a speaker at the World Bank Conference held from 5 to 8 May in Washington, D.C. ELRA President, Mihai Taus, took part in the round table entitled "The Electronic Registry: New Uses and Utilities", where he presented ELRA's work on the digitization and digitalization of land registries in the European Union. He highlighted the crucial role of the land registry interoperability model, which ELRA is developing through the IMOLA Project, currently in its fourth phase (IMOLA IV). In addition, he presented a case study from Romania as a practical example of the digitalization of land registries.



ICREDM2025

The 4th International Conference on Real Estate Development and Management ([ICREDM2025](#)) was held from the 3rd to 5th of February in Ankara, Turkey. Representing by Manfred Buric, ELRA Board Member

(2021-2025), the Conference addressed themes such as the housing economics and policies, the real estate management and sustainable solutions and the digitalization and technological solutions in real estate markets.



KLEPTOTRACE

[KLEPTOTRACE](#) is a project co-funded by the European Commission, to address kleptocracy, transnational high-level corruption and sanction circumvention in the EU. To achieve these objectives, we will monitor corruption and EU sanctions evasion, by also developing a data-driven toolbox. We will provide training and offer policy recommendations to strengthen EU authorities' capabilities and raise awareness of transnational corruption risks.

Mr. Mihai Taus, ELRA President, participated in the round table "Enhancing Data Accessibility for Effective Investigations" at the 4th Workshop of the KLEPTOTRACE Project, held on 9-10 April in The Hague. The panel was attended by FIUs, prosecutors, police officers, academics, and organizations involved in asset seizure. He presented ELRA's work, highlighting the IMOLA Project and its potential to streamline cross-border information gathering and implement AML patterns. ELRA's introduction was very well received, generating interest in closer collaboration, future partnerships, fact sheets, and APIs to support investigations.



SMURF



SMURF PROJECT

The [SMURF Project](#) is an EU funded initiative supporting sustainable forest management for small forest holdings in line with the EU Forest Strategy 2030. The SMURF project supports the EU Forest Strategy 2030 by securing and promoting small-scale forest management for the sustainable use of wood and non-wood products. It will fully respect the cascading use principle and contribute to biodiversity and climate objectives, including forest ecosystem restoration and protection.

From 20-22 May, Francisco J. Gimeno, ELRA Board Member, participated in the 1st European Conference on Small Forest Holdings in Rome, part of the Horizon Europe SMURF project. He presented "The Role of the Land Register in the Consolidation of Forest Ownership", highlighting how land registers support forest ownership, environmental protections, and reliable data management. The presentation also addressed digitalisation, interoperability, and the European Land Registry Document (ELRD). ELRA's contribution emphasized the value of harmonised land registry data in strengthening forest governance across Europe.

ARTICLES

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Personal data protection and Land Registration: From local provisions to a Global Perspective

Article by **Elena Prada**, ELRA Treasurer and Land Registrar in Servizio Libro Fondiario e Catasto – Provincia Autonoma di Trento.

1. Introduction

The protection of personal data is a topic of paramount importance within the field of land registration, particularly in systems that adhere to a principle of full publicity. Across Member States, we observe highly divergent approaches to addressing the issue of personal data protection: these range from more restrictive policies to the open and public display of registration data, information, and deeds/contracts/acts.

This study will first analyse a local case—the Trentino’s Land Registry procedure, where a full constitutive principle for land registration is in force—and subsequently provide a brief international overview of how personal data protection is applied globally.

2. The processing of personal data in Trentino’s Land Registry procedure

The protection of natural persons in relation to the processing of personal data is a fundamental right (article 8 of the Charter of Fundamental Rights of the European Union and Article 16 of the Treaty on the Functioning of the European Union).

Consequently, one of the key challenges within the digitalisation of Trentino’s Land

Registry was ensuring that the procedure aligns with this fundamental right.

In compliance with Articles 6 and 9 of the GDPR (Regulation 2016/679), access to information is granted only in **redacted** form, excluding personal data.

Specifically, under Article 6(1)(e) and Article 9(2)(g) of the GDPR, personal data processing in the Land Registry context is carried out for **purposes of real estate registration**, as provided for by the Trentino’s Land Registry Law, and for reasons of substantial public interest, also in accordance with art. 2 sexies, comma 2, lett. c) of the Italian Legislative Decree n. 196/2003 (Italian privacy Code).

A particularly relevant feature of the Trentino’s system is that pursuant to Article 7 of the Land Registry Law, all LR documents are publicly accessible, either at the office desk or online, without the need for special authorisation.

The Land Registrar is assigned the role **“authorised for the processing”** therefore he/she is entitled to examine all the documents with the aim of detecting any personal data. If, upon review, the Land Registrars identify personal data

within a document, they are required to create a certified redacted copy. The safest approach involves printing the document, removing the personal data manually, then scanning and uploading to the digital folder the redacted version, along with a certificate of authenticity.

Only the redacted version is made accessible and the original document, marked with the letter “S” for sensitive, remains visible just to the Office Director.

Two different means are provided to obtain a LR copy, when a party asks for a copy of a land registry document:

- online from the web portal Openkat
- at the office desk [or via email].

The fundamental step is to identify the requesting party. In both cases, every request is tracked: at the office desk, the consumer has to fill a form where to

indicate his identification data; online, the parties access the web portal by authenticating username and password.

Subsequently, a privacy policy is provided for every copy of LR documents and every excerpt requested by a user.

The real challenge lies in assessing what is “necessary for reasons of substantial public interest” and what is “proportionate to the aim pursued.” In fully public Land Registry systems like the Trentino’s one, the key balancing point concerns the principle of proportionality and the justification for data processing.

In this context, the insightful questionnaire developed by our colleague Claude Sapiano mapped the level of openness across Member States in relation to the publicity principle.

The results clearly indicate that some Member States (e.g. Italy, Austria, Bulgaria, Portugal, Romania) fully uphold the publicity principle. In contrast, other countries impose restrictions (e.g. Croatia, Estonia, Poland, Spain, Lithuania), where access to Land Registry information may be limited to judicial authorities, notaries, or cases where a legitimate interest is demonstrated.

Building on these findings, a broader and international overview is now provided.

3. International overview

Especially in light of the rapid expansion and growing influence of AI technologies, a global approach is essential, nowadays.

Rooted in a robust and historically grounded legal tradition, the European Union has established one of the most comprehensive frameworks for the protection of personal data.


[READ THE FULL ARTICLE HERE](#)


The EU reorganises its digital framework: AI, cybersecurity, data and privacy under the new regulatory omnibus

Article by **Dulce Calvo González-Vallinas**, Director of European Affairs at the Colegio de Registradores.

In line with the recommendations of the Draghi and Letta reports, the European Commission has stepped up its agenda to strengthen competitiveness, simplify the regulatory framework and reduce the administrative burdens faced by businesses in the internal market. To this end, since January it has been presenting a series of omnibus packages aimed at streamlining sectoral regulations and modernising their application throughout the Union.

Omnibus I, adopted on 26 February 2025, addresses the simplification of the Corporate Sustainability Reporting Directive (CSRD) and the Corporate Sustainability Due Diligence Directive (CSDDD), as well as certain elements of the taxonomy.

Omnibus II was published on the same day, focusing on simplifying investments and aimed at promoting a new Clean Industrial Pact, while also strengthening the financial capacity of the InvestEU Fund and the European Fund for Strategic Investments.

Omnibus III introduces adjustments to the common agricultural policy with the aim of reducing the administrative burden on farmers and administrations, making more efficient use of



digitalisation. Omnibus IV incorporates simplified requirements for small mid-cap companies, partially equating them with SMEs in certain areas.

Omnibus V and VI address the defence industry and the chemical sector, respectively.

These initiatives, together with the seventh omnibus proposal on digitalisation, which we will discuss

below, will soon be joined by additional packages on the environment, food safety, automotive, energy products, taxation and citizens' rights.

On 19 November, the Commission presented the seventh omnibus package, focusing on digitalisation and designed to reduce administrative burdens, improve regulatory consistency and promote business innovation in key digital sectors.

The package combines a digital omnibus, a Data Union Strategy and a European business portfolio. It reorganises and simplifies the EU regulatory framework in areas such as artificial intelligence, data protection, access to and re-use of public sector information, and cybersecurity.

Its aim is to harmonise scattered obligations and reduce regulatory fragmentation affecting the development of digital services and the deployment of emerging technologies across the Union. Once again, the aim is to reduce administrative burdens, improve regulatory consistency and accelerate the digital competitiveness of European businesses.

Some measures are worth highlighting. The Commission proposes linking the entry into force of obligations applicable to high-risk AI systems to the prior availability of technical standards and support tools that enable companies to comply with the requirements.

Currently, companies must report cybersecurity incidents under various regulations. To alleviate the burden of simultaneously complying with Directive 2022/2555 (NIS 2 Directive), Regulation (EU) 2016/679 (GDPR), Regulation (EU) 2022/2554 (DORA), Regulation (EU) 2024/1183 (Digital Identity Regulation) and Directive (EU) 2022/2557 (CER Directive), the Commission proposes a single point of entry for a number of cybersecurity

incident reporting obligations. This interface will undergo extensive testing to ensure its reliability and effectiveness.

In the area of data protection, significant changes are being made to the General Data Protection Regulation. Among other things, the definitions of personal data and special categories of personal data are being updated; the obligations to notify security breaches to the competent authorities are being simplified and harmonised; and the processing of personal data for the development and training of artificial intelligence systems is being expressly provided for. The aim is to ensure that the application of the AI Act is operational and compatible with business innovation.

The package introduces adjustments to the GDPR aimed at harmonising legal criteria to facilitate compliance without eroding levels of protection. It also proposes to modernise the rules on cookies to reduce the proliferation of banners and allow centralised management of preferences from browsers and operating systems of preferences from browsers and operating systems.

The initiative aims to promote access to quality data through, among other measures, the consolidation of European data regulations under the Data Act, the establishment of specific exemptions from cloud portability obligations for SMEs and mid-cap companies, new model contractual clauses, and expanded access to high-value data sets for training AI systems.

Furthermore, the new Data Union Strategy is aimed at expanding access to high-quality data through data laboratories, specialised legal assistance and a more robust approach to protecting sensitive non-personal data from unsafe international transfers.

[READ THE FULL ARTICLE HERE](#)



Evaluation of the results of research into the Investigation of land registry acts – take part in ELRA member states

Article by **Lucia Filagová**, CP and Lawyer from the Geodesy, Cartography and Cadaster Authority of the Slovak Republic.



authority or a court. The questions were asked in accordance with Slovak law, but in general terms so that as many respondents as possible could answer.

Eighteen institutions involved in the registration of property rights from 17 countries participated in the research, namely: Austria, Bulgaria, Croatia, Estonia, Finland, Hungary, Ireland, Italy, Latvia, Lithuania, the Netherlands, Poland, Portugal, Romania, the Slovak Republic, Spain, and Sweden. Italy was represented by two institutions, namely Agenzia Delle Entrate and Italy Servizio Libro Fondiario e Catasto.

We can conclude that conducting the research was extremely challenging due to the completely different ways in which individual institutions dealing with the registration of real estate rights operate. In the research sample, we did not find more institutions dealing with the registration of real estate rights that would have the same procedures for registering these rights or any common basis for their functioning.

The first research question focused on obtaining information about whether the decision on a proposal for entry in

The aim of the research was to find out whether individual states distinguish between the registration of rights to real estate property in proceedings on a proposal of entry and in proceedings on record, who decides on a proposal of entry (if the decision-making process takes place at all), whether it is the administrative authority in the field of land registry or the court, and who reviews the acts resulting from these proceedings - whether these acts are reviewed by a higher-level administrative

each country is made by a court or an administrative authority. The answer was as follows:

COURT: Austria, Bulgaria, Croatia, Estonia, Italy (Libro Fondiario), Latvia, Poland, Romania,

ADMINISTRATIVE AUTHORITY: Finland, Hungary, Ireland, Lithuania, Netherlands, Portugal, Slovak Republic, Spain, Sweden.

By evaluating this research question, we concluded that the same number of respondents have the administrative system, and the same number of respondents have a judicial system for registering property rights. The Agenzia Delle Entrate responded to the question by stating that the Italian system does not recognize proceedings for a proposal for entry, since the basic principles of civil law apply, according to which the transfer of ownership is the result of the legally granted consent of both contracting parties in accordance with Article 1376 of the Civil Code. Entry in the land register is only a form of publicity with a declaratory effect, and even if third parties object to the transfer agreement, this has no effect on the transfer of ownership itself.

This research question did not provide a clear answer to the question of which method of deciding on a proposal for entry is more widespread, whether administrative or judicial, because system in each country has own historical basis and consider the presence.

The second research question concerned the way decisions are made in proceedings concerning proposals for entry – whether a decision about the proposal for entry is issued or whether the decision is made in some other form. The answers were again very diverse,

but were based on which authority makes the decision in the proceedings, so we divided them as follows:

COURT DECISION: Austria (full court decision), Croatia, Estonia (if permitted – no decision issued; if permitted in part – decision issued), Italy (Libro Fondiario), Latvia, Poland,

ADMINISTRATIVE AUTHORITY DECISION: Finland, Hungary, Lithuania, Netherlands, Portugal, Slovak Republic, Spain, Sweden,

CONFIRMATION OF REGISTRATION APPLICATION / REGISTRATION ORDER: Bulgaria, Italy (Agenzia Delle Entrate), Ireland, Romania.

We evaluated the second research question by concluding that, apart from four institutions that essentially only make entries in the land registry without issuing a decision, a decision about the proposal for entry is always issued in all other countries. Of course, this decision is issued by an administrative or judicial authority, depending on the system of land registry administration in the relevant country. In the past, contracts in Slovakia were also registered by state notaries, which we could compare to the last option in the evaluation of this question. However, we believe that the issuance of a decision in this matter is, after all, an expression of legal certainty for the parties to legal relationships, who can prove their ownership through the decision.

The third research question focused on the use of remedies and the review of decisions, whether on the approval of registration or on the discontinuation of proceedings or the rejection of a registration application. Once again, we found out, that was extremely difficult to find any common ground on which to evaluate this question.

[READ THE FULL ARTICLE HERE](#)



Artificial intelligence beyond the law: a debate that can no longer be postponed

Article by **Marta González Barragán**, Legal Advisor at the Spanish Delegation in Brussels of Colegio de Registradores.

Artificial intelligence (AI) has established itself as one of the most transformative technological phenomena of our time, with direct effects on justice, legal records, public administration, healthcare, the economy, ethics and relations between citizens and institutions. Far from being a purely technical issue, its impact requires profound legal reflection and regulatory decisions that cannot be postponed.

The cross-cutting nature of AI allows it to be approached from multiple perspectives. Not only is it changing the provision of public services and the organisation of the judiciary, but it is also redefining responsibilities, altering business models, introducing unprecedented risks and forcing a reinterpretation of traditional principles of law. An automated system can influence the granting of a mortgage, a medical diagnosis, the termination of a contract or the classification of a legal act. This presents legal

practitioners with an unprecedented transformation.

Europe as the only area with a comprehensive legal framework

A particularly significant aspect of the current debate is the role of the European Union. Today, the EU is the only political environment that has built a comprehensive regulatory architecture to regulate artificial intelligence. In contrast to models based on private self-regulation or non-binding ethical declarations—which predominate in other regions of the world—Europe has opted for strict regulation based on legal obligations, public oversight, and an approach focused on the protection of fundamental rights.

The Artificial Intelligence Act, together with regulations on data, cybersecurity and digital services, forms a framework that aims to ensure legal certainty in an environment where innovation is advancing at speeds that transcend traditional regulation. This strategy puts Europe in a unique position: it is the only regulator of a global technology whose decisions and effects know no borders.

However, this leadership presents a paradox. To what extent can a European framework effectively protect citizens if other major international players leave AI governance in the

hands of the private sector or opt for minimal regulation? This question is one of the most complex challenges of contemporary regulation.

A constantly evolving subject: the difficulty of legislating for something that changes every month

Another key element of the discussion is the speed of innovation. AI is evolving faster than the law is accustomed to absorbing. Regulations that come into force today may become outdated in a matter of months, when new models, capabilities or risks not previously contemplated appear. This forces us to reinterpret traditional legal categories—civil liability, documentary evidence, public service, authorship, intellectual property—and to create new concepts for unforeseen situations.

For legal practitioners, adaptation poses a double challenge:

- acquiring sufficient technical knowledge to understand how automated systems work.
- and reviewing the applicable legal framework to integrate these technologies without undermining fundamental guarantees.

In professions such as registration, where legal certainty is an essential condition of the system, this adaptation must be particularly careful. Digitisation and algorithms can streamline processes, but they also raise questions about formal publicity, the certainty of entries, and the possibility of auditing automated decisions.

The issue of responsibility: the 'black box' as a systemic risk

One of the most complex issues is that of liability arising from algorithm-based systems. Many models function as true 'black boxes': they offer results without allowing us to know, with sufficient precision, how they arrived at them. This complicates the attribution of liability

when a failure, bias, discrimination or incorrect automated decision occurs that causes economic or personal damage.

Difficult questions arise, such as: Should the programmer who designed the system be held responsible? The supplier who markets it? The public or private entity that applies it to its processes? Or the end user who relied on it to decide?

This dilemma cuts across sectors as diverse as justice, healthcare, urban planning, social services and, of course, legal records. In the latter area, there is a pressing need to ensure that any AI-based system can be audited and that relevant information is accessible to those with a legitimate interest. Transparency, in this context, becomes an indispensable requirement for legal certainty.

Legal safeguards in the face of disruptive technologies

From an institutional and legal perspective, AI cannot be addressed using traditional approaches. Legal certainty is no longer an abstract concept but a practical requirement: ensuring that citizens, businesses and administrations have clear, predictable and auditable rules. This does not mean rejecting technology but rather integrating it within limits that respect essential principles such as legality, accountability, transparency and the protection of rights.

The risks associated with generative AI, the possibility of criminal use, the automatic reproduction of biases and the dissemination of false content show that the debate cannot remain theoretical. Although European regulations provide a common framework, there are still interpretative gaps that will need to be filled by case law, national legislation and shared technical criteria.

[READ THE FULL ARTICLE HERE](#)



COMMUNICATION & DISSEMINATION

ELRA INTRANET

The ELRA Intranet is a key internal communication platform that enables the exchange of information between Contact Points and ELRA members. It covers topics of general European relevance, legislative proposals, surveys where Contact Points submit their responses, and information gathered by ELRA to develop fact sheets. The platform also provides updates on upcoming ELRA and ELRN events, including locations, agendas, and presentations. Additionally, it facilitates the sharing of newsletters and the latest EU news.

In 2025, ELRA further expanded the intranet's scope with the launch of the AI Working Group (AI WG) as a new initiative, alongside internal projects such as interviews with member



associations, the bi-monthly newsletters, and updates on ongoing ELRA initiatives—all published on the platform to enhance knowledge sharing and foster community engagement among members.



Intranet



ELRA WEBSITE

The ELRA website is the central digital platform of the European Land Registry Association, providing comprehensive and up-to-date information on its mission, structure, members, and activities. It brings together news, publications, and key European projects such as IMOLA, offering insight into ELRA's role in strengthening legal certainty, transparency, and efficiency in land registration systems across Europe.

In addition, the website addresses topics of general European relevance through



Website



INTERVIEWS WITH ELRA'S MEMBER ASSOCIATIONS

Launched in 2025, the "Meet ELRA's Land Registry Associations" project will continue in 2026 with a second series of interviews and broader dissemination. The initiative aims to enhance the visibility of national land registries while strengthening ELRA's cohesion by highlighting the role of each member within the network.

The interviews feature members and Contact Points, showcasing their professional roles, contributions to ELRA, and the wider societal impact of their work. They are published both internally—allowing member associations to better understand the work of their peers—and externally—to promote ELRA's mission within the EU and raise awareness of the work of European land registry associations.



Interviews

legislative updates, analytical content, and a structured collection of fact sheets. These fact sheets offer clear and practical overviews of specific land registry matters – including national registration frameworks, property publicity, and selected legal features – facilitating comparison, knowledge sharing, and mutual understanding among different jurisdictions.

The platform also highlights the outcomes of ELRA's General Assemblies and ELRN Workshops, where representatives of national land registries meet to debate key challenges, discuss strategic priorities, and exchange experiences and good practices.

BIMONTHLY NEWSLETTER

In 2025, ELRA has continued publishing bimonthly newsletters to share the most relevant updates and news from the European Union, as well as the latest developments in land registry advancement among ELRA members. This year, the newsletter has introduced a new section featuring interviews with member associations. It also highlights ELRA events and activities, along with an overview of recent social media posts.



This year, a new section has been added featuring interviews with ELRA members, focusing on their work within the Association, their institutions, and their contribution to the development of land registry cooperation at the European level. Overall, the ELRA website serves as an essential reference point for professionals, public authorities, and institutions engaged in the development and harmonization of land registry systems across Europe.

SOCIAL MEDIA

Social Media LINKS



ELRA-European Land Registry Association



@ELRAssociation



ELI CONFERENCE

ELRA Secretariat was pleased to attend the ELI Dissemination Conference on Extra-Judicial Administration of Justice in Cross-Border Family and Succession Matters, held at the University of Vienna on 14 February 2025.

The event gathered legal experts, academics, and policymakers to discuss the de-judicialization of family and succession matters and its implications for cross-border cases. The conference featured panels covering:

◆ Comparative Findings & Country Reports: Experts from Greece, Lithuania, Romania, and Spain presented national perspectives on extra-judicial administration in family and succession law.

◆ Policy Recommendations: Discussions focused on key principles, including:

✦ Principle I-III: Scope, de-judicialization, and jurisdiction in cross-border matters.

✦ Principle IV-V: Extending legal effects and setting minimum standards for extra-judicial processes.

✦ Principle VI-VII: The role of preliminary references and the need for greater legal clarity.

Many thanks to the European Law Institute (ELI) and all the speakers for the discussions!



MET WITH LAW STUDENTS FROM BRASOV

Today, ELRA President Mihai Taus met with law students from the Faculty of Law in Brasov, members of ELSA – the European Law Students' Association – in a session hosted by OCPI Brasov, with the honored presence of Judge Ramona Gratiela Milu, member of the Superior Council of Magistracy.

This exchange offered a meaningful opportunity to share ELRA's vision with future professionals – judges, land registrars, lawyers, notaries, and bailiffs – highlighting the key role of land registries in legal certainty, property rights, and access to justice across Europe.

As ELRA President, Mihai Taus emphasized, a strong land registry is not only about legal frameworks and IT systems – it is also, and crucially, about people. Human resources with multidisciplinary legal knowledge are essential for the system's success.



SEMIC 2025 IN COPENHAGEN

On 25–26 November, Pedro Pernas, Project Manager, and Anabel Fraga, PhD CSEP, Technical Director of IMOLA IV, attended SEMIC 2025 in Copenhagen, a key event for the future of interoperability in Europe. ...more

Anabel Fraga, PhD CSEP • 1st Associate Tenured Professor / Researcher / SWE Distinguished Engineering Educator • Edited • 2mo

Takeaways from SEMIC2025 - the Cathedral of Semantics, I loved that commented by Natalia Aristimuño and Adam Lebech! ...more



ENSURING THE RESPONSIBLE AND ETHICAL USE OF AI

Anabel Fraga, PhD CSEP • 1st Associate Tenured Professor / Researcher / SWE Distinguished Engineering Educator • Edited • 2mo

Thank you so much for inviting me. I truly appreciated the opportunity of such an incredible event. I believe that the future of law, technology holds great promise, and I hope we can work together to ensure AI is used responsibly and ethically, fostering a trustworthy system that benefits everyone.

Ignasi Salvado-Estivill • 2nd Brussels Office Director for Research Promotion at A4U; Unillon Secretariat ... Edited • 2mo

Amazing to see such outstanding researchers: Sergio Nasarre-Aznar and Maria Teresa Rodriguez de las Heras together!!!

Like • 2 | Reply

TRAINING SEMINAR OF THE IMOLA IV

ELRA @ELRAssociation • 16 ene. 2025

Yesterday, we held the 2nd training seminar of the IMOLA IV project. Topic: Mortgage formants and the new Knowledge Manager platform. Speakers: Mihai Taus, Jorge López, Elena Prada, Prof. Elena Ioriatti, Anabel Fraga, and Pedro Pernas. Thank you to all participants!



ELRN WORKSHOP

ELRA @ELRAssociation • 12 mar. 2025

The first ELRN Workshop took place today!

Topics covered:

◆ Succession Regulation Implementation

◆ Cross-border mortgage registration

◆ Protection of vulnerable adults

◆ AI & Land Registration

Thanks to all speakers & participants!



EU OPEN DATA

ELRA @ELRAssociation • 20 mar. 2025

ELRA attended the EU Open Data event discussing the future of open data & AI in Europe. Topics included:

✓ AI-powered digital twins

✓ Sustainable open data ecosystems

✓ Metadata quality & interoperability

✓ The role of AI in open government data

✓ Open research repositories



WORLD BANK LAND CONFERENCE

ELRA @ELRAssociation • 8 may. 2025

ELRA President Mihai Taus joined the #WorldBank #LandConference 2025 roundtable on registry reform & climate risk. He presented ELRA's vision of digitization & digitalization of land registries and highlighted key lessons from the Romanian experience.



REFORMS OF THE REGISTRIES AND THEIR APPLICATION

Ayer tuvo lugar la sesión en The World Bank #LandConference2025 de Ipra Cinder sobre ejemplos de las reformas en los registros y su aplicación, y como los registros pueden ser útiles ante los riesgos climáticos. Participaron Mihai Taus, presidente de ELRA Secretariat, Pilar Verdejo García de UNECE: Working Party on Regulatory Cooperation and Standardization Policies (WP.6), Patricia André de Camargo Ferraz de Brasil y Fernando Manrique, vocal de IPRA-CINDER. Intervinieron en la mesa redonda Carlize Knoesen Chief of deed Registries de Sudáfrica, Ahmad Issa Alomoush de Jordania, Jacques Vos de Kadaster, Māris Kumerdanks de Letonia.



EUROPE DAY

ELRA @ELRAssociation • 9 may. 2025

Today, on #EuropeDay, we celebrate peace, unity, and shared values across the continent.

At ELRA, we are proud to contribute to a stronger and more connected Europe through cross-border cooperation among Land Registries.



2ND ELRN WORKSHOP

ELRA @ELRAssociation • 12 jun. 2025

The 2nd ELRN Workshop concludes today in Trento. Thank you to all speakers, participants and institutions involved for their contributions to this fruitful exchange on European Land Registry cooperation.



XXXIV GENERAL ASSEMBLY OPENED IN BARCELONA

Today, ELRA's XXXIV General Assembly opened in Barcelona, co-organised with DECANATO REGISTRADORES CATALUNYA PROPIEDAD, MERCANTILES Y BIENES MUEBLES

The session was inaugurated by Mihai Taus, ELRA President, and Vicente José García-Hinojal López, Dean President of Registradors de Catalunya, who welcomed all the participants.

A stimulating start to a day full of exchanges and insights!



CONFERENCE OF AI

During the 25th and 26th of September disruptive technologies and the España Colegio de Registradores, (ELI) and ELRA, in the headquarter

The opening session was led by M. Registradores, Albert Ruda, Chair, ELI Spanish Hub.

Looking forward to these two days of



XXV ANNUAL COURSE ON REAL ESTATE REGISTRY LAW

ELRA @ELRAssociation • 13 oct. 2025

On Oct 9, Pedro Pernas, Project Manager of #IMOLAIV, took part in the XXV Annual Course on Real Estate Registry Law (#CADRI).

He presented ELRA's IMOLA Project, promoting modernization, interoperability & cooperation among European property registers.



ELRA NEW BOARD

ELRA @ELRAssociation • 29 oct. 2025

ELRA members elected a new Board from the upcoming years (2025-2027):

• President – Mihai Taus

• Secretary General – Enrique Maside

• Treasurer – Elena Prada

• Board Members – Judge Marta Rekawek Pachwiczewicz and Jacques Vos



XXXIV GENERAL ASSEMBLY OPENED IN BARCELONA

ELRA @ELRAssociation • 29 oct. 2025

Our gratitude to Francisco J. Gimeno and Manfred Buric for their dedicated service and work in ELRA.



SEMIC2025 IN COPENHAGEN

ELRA @ELRAssociation • 27 nov. 2025

On 25–26 November, Pedro Pernas (Project Manager) and Anabel Fraga (Technical Director) represented IMOLA IV at #SEMIC2025 in Copenhagen

A key event to continue driving interoperability, semantics, data spaces, and digital sovereignty across Europe.



XXXIV ELRA GENERAL ASSEMBLY CLOSING

ELRA @ELRAssociation • 29 oct. 2025

The XXXIV ELRA General Assembly concluded in Barcelona with closing remarks by Mihai Taus, ELRA President, Vicente José García-Hinojal López, Dean President of Registradors de Catalunya, and Inmaculada Barral, Directora general de Dret, Entitats Jurídiques i Mediació.



ELRA @ELRAssociation • 29 oct. 2025

A closing that reaffirmed ELRA's commitment to European legal certainty.

ELRA



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