

NEWSLETTER 2026

FEBRUARY & MARCH

ELRA



EUROPEAN NEWS

CY2026.EU

COUNCIL OF THE EU: PRIORITIES AND LAUNCH OF THE CYPRIOT PRESIDENCY OF THE COUNCIL OF THE EU

Under the motto “An autonomous Union – open to the world”, Cyprus assumed the Presidency of the Council of the EU in the first half of 2026, in a particularly complex geopolitical context. The Cypriot government aims to “turn the European vision into action”, strengthening the security, stability and prosperity of the entire Union.

Its work programme is structured around five pillars:

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Interview: Neoclis Neocleous from the department of Lands and Surveys of Cyprus



BULGARIA JOINS THE EURO AREA

Bulgaria joined the euro area on 1 January 2026. This is a historic milestone for the country and a significant opportunity for people and businesses across the euro area. The transition will lead to greater economic stability, smoother transactions and stronger integration across Europe. For Bulgaria, adopting the euro means building a stronger foundation for long-term growth and resilience.

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THE DIGITAL NETWORKS ACT

The Digital Networks Act - DNA - will modernise the legal framework for connectivity to boost innovation and investment in an advanced and resilient

digital infrastructure in the European Union. The DNA aims to create a simplified and more harmonised legal framework, that boosts innovation and

investment in resilient and advanced digital infrastructure that is critical for enabling the adoption of AI, cloud, space and other innovative technologies.

It will deliver the following key measures:



Strengthening a Single Market for connectivity: the proposal ensures maximum legal harmonisation across the Union through the proposed regulation.



Achieving simplification: the DNA will reduce regulatory and administrative burden across all DNA provisions, especially allowing more flexibility for business-to-business relations, while keeping a high level of consumer protection.



Boosting innovation in the broader digital ecosystem: introducing a mechanism to clarify

Open Internet rules for innovative services and a voluntary ecosystem cooperation mechanism on IP interconnection, traffic efficiency, and other emerging areas.



Strengthening resilience and preparedness: the DNA introduces an EU-level Preparedness Plan to tackle the rising risks of natural disasters and foreign interference in networks and radio signals.

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Source (websites): the official European Commission

ELRA ACTIVITIES

ONLINE 7TH TRAINING SEMINAR IMOLA IV • 25 FEBRUARY 2026

On 25 February 2026, the seventh training seminar of the IMOLA IV Project brought together experts from across Europe in an online session focused on one of the most pressing issues for today's legal systems: the impact of artificial intelligence on case law analysis. Members of IMOLA IV and the European Land Registry Association (ELRA), alongside invited specialists, exchanged views on how emerging technologies are reshaping legal practice and land registry systems within the European framework.

Opening the seminar, ELRA President Mihai Taus highlighted the strategic relevance of the topic and outlined the session's three main pillars: an in-depth look at artificial intelligence and judicial decision analysis, an update on the progress of the General Questions and Factsheet Questions, and a practical case study on mortgages as collateral guarantees.

The keynote presentation was delivered by Roberto Sierra, Presiding Judge of the Commercial Court of Pamplona (Spain), who examined the opportunities and challenges posed by AI tools in processing judicial decisions. His intervention underscored both the

efficiency gains these technologies may offer and the legal and methodological safeguards required to preserve legal certainty and consistency.

The discussion then shifted to the foundations of collateral guarantees, with Rafael Vale e Reis of the University of Coimbra providing the doctrinal context for understanding the collateral principle. Building on this framework, ELRA Treasurer Elena Prada presented a practical case study on mortgages, illustrating how structured data and systematic case law analysis can improve transparency and comparability across jurisdictions.

The seminar also showcased technological advancements within the IMOLA framework. Anabel Fraga outlined recent improvements designed to enhance data-processing capabilities and strengthen interoperability and access to reliable land registry information.

Closing the event, IMOLA Project Manager Pedro Pernas set out the project's next milestones, reaffirming IMOLA IV's commitment to innovation, cooperation and the modernization of land registry systems across Europe.



[Read More • IMOLA IV, 7th Training Seminar](#)



ELRA ACTIVITIES

ONLINE ELRN WORKSHOP • 5TH MARCH

On 5 March 2026, the first ELRN Workshop of the year took place online, bringing together members of the European Land Registry Network to exchange knowledge and discuss ongoing developments relevant to land registries and cross-border cooperation within the European Union. The session was moderated by Enrique Maside, ELRA Secretary General and ELRN Coordinator.

The workshop opened with welcoming remarks by Mihai Taus, President of ELRA, who introduced the objectives of the meeting and highlighted the importance of continued collaboration among national land registries in addressing evolving European legal challenges.

Following the opening, Enrique Maside and Elena Prada, ELRA Treasurer, presented an overview of the European Commission’s Working Plan for 2026, outlining the main legislative and policy initiatives expected during the year and discussing their potential implications for land registry authorities.



Doris Smudde

Lorenzo Marcolla

This was followed by a second case presented by Lorenzo Marcolla, Contact Point for the Servizio Libro Fondiario e Catasto of the Autonomous Province of Trento (Italy).

The presentations were followed by a roundtable discussion moderated by Elena Prada, which provided participants with the opportunity to exchange experiences and discuss national practices in the registration of succession-related rights.



Enrique Maside

Elena Prada

Free Circulation of Public Documents

After the coffee break, Francisco J. Gimeno (Colegio de Registradores de España) presented the legal framework governing the free circulation of public documents



Francisco J. Gimeno

European Certificate of Succession

The morning session continued with practical case studies concerning the application of the European Certificate of Succession. Doris Smudde, ELRA Contact Point for the Netherlands, presented the first case study, illustrating practical issues encountered in cross-border succession procedures.

ELRA ACTIVITIES

within the European Union. His presentation included an overview of the results of the ELRA comparative analysis on national requirements for registering cross-border divorces in land registers among ELRA members.



Marta
Rekawek-Pachwicewicz

Mihai Taus

explored the role of land registries as legal professionals, revisiting a topic that had already been introduced in previous ELRN discussions. Their presentation aimed to further examine the concept from a practical perspective, analysing its potential implications and the possible consequences for the functioning and responsibilities of land registry authorities across different jurisdictions.

Internal ELRN Matters

The final part of the workshop was dedicated to internal matters of the European Land Registry Network. Enrique Maside presented several upcoming initiatives, including the ELRN Exchange Programme for the period 2026–2028, as well as the evaluation of the annual activities and the results of the FPA survey covering the period 2022–2025. In addition, he also introduced the ELRA Annual Newsletter 2025.

Registers as Guarantors of Legal Certainty

The workshop highlighted the role of land registries in ensuring legal certainty in property rights. In this context, Judge Dr. Marta Rekawek-Pachwicewicz, Member of the ELRA Board, together with Mihai Taus, ELRA President,

Closing Session

The workshop concluded with closing remarks by Mihai Taus, who thanked the speakers and participants for their contributions and encouraged continued engagement and cooperation within the ELRN community.



[Read More](#) • ONLINE ELRN Workshop



OTHER MEETINGS

EUROPEAN JUDICIAL NETWORK (EJN)



ELRA at the Annual Meeting of the European Judicial Network (EJN-civil justice)

ELRA participated in the traditional Annual Meeting of the European Judicial Network in civil and commercial matters (EJN-civil), held on 4–5 February in Brussels.

The EJN-civil is an informal and interprofessional structure that enhances judicial cooperation in civil and commercial matters across EU Member States by facilitating direct communication between national authorities.

The meeting brought together 150 participants, including EJM Contact Points, ministerial authorities, legal professionals, and representatives from the European Judicial Training Network, Council of Bars and Law Societies of Europe, UIHJ - Union Internationale des Huissiers de Justice, and the Council of the Notariats of the European Union.

Maintenance remains a cornerstone of cross-border family law, ensuring that children and vulnerable family members

receive the support to which they are entitled. Over two days, participants exchanged experiences, discussed challenges in the application of the EU Maintenance Regulation, and explored ways to further strengthen judicial cooperation.

Highlights included:

- An opening address by Commissioner Michael McGrath, who praised the instrumental work of the Network in strengthening and facilitating judicial cooperation among Member States.
- Updates on the operation of the Maintenance Regulation, presented by Haldi Koit, including developments on the European e-Justice Portal tools by Daniel Pintilie.
- Insights from the Hague Conference on Private International Law on iSupport and the Child Support Convention and Protocol, delivered by Jean-Marc Pellet.
- A highly practical presentation from the International Academy of Family Lawyers, by Sandra Verburgt.
- In-depth discussions and insights on judicial training, as well as updates on ongoing initiatives and projects in civil justice cooperation.
- A hands-on communication workshop for EJM Contact Points.
- A kick-off meeting for the newly created Working Group on a Practice Guide for the Service of Documents Regulation.

The Annual Meeting once again confirmed the essential role of the EJM-civil in promoting effective judicial cooperation and supporting practitioners across the European Union.



OTHER MEETINGS



BRUSSELS, 19TH & 20TH MARCH, EJM SUCCESSION

Marta Rekawek-Pachwicewicz, representative of the European Land Registry Association (ELRA) and member of the EJM Working Group on Succession, participated in the EJM Succession meeting held in Brussels on 19th and 20th March. During her intervention, she presented ELRA's report on national requirements for the registration of rights in land registers within the framework of the European Certificate of Succession (ECS).

Her presentation provided an overview of ELRA's work in mapping the diversity of national legal requirements across Member States, highlighting the interaction between EU law and domestic legal systems, particularly under the principle of *lex rei sitae*. She also addressed common challenges and errors encountered in cross-border registration procedures and emphasized the importance of accurate and comprehensive information in the ECS to facilitate registration processes.

FORUM EUROPA WITH MR. MICHAEL MCGRATH, COMMISSIONER FOR DEMOCRACY, JUSTICE, THE RULE OF LAW AND CONSUMER PROTECTION (BRUSSELS 5TH FEBRUARY)

The European Commissioner for Democracy, Justice, the Rule of Law and Consumer Protection, Michael McGrath, announced in Brussels that he will present next month the proposal for the so-called "28th Regime" to the College of Commissioners. The initiative – also referred to as EU Inc. – aims to create an optional, fully digital European corporate framework enabling companies to operate across the Single Market under a single set of rules.

Speaking at Forum Europa, an event organised by the New Economy Forum on 5 February, McGrath indicated that his preference is for the new regime to take the form of a regulation rather than a directive, arguing that harmonisation is best achieved through directly applicable EU rules. Avoiding fragmentation, he stressed, is essential to prevent divergent national implementations that could undermine the project's objectives.

OTHER MEETINGS

The Commissioner sought to reassure stakeholders that the 28th Regime will not weaken labour protections. He guaranteed there would be no circumvention of EU labour law and described Europe’s high labour standards as a “unique competitive advantage” that must be preserved.

Designed primarily for startups, scale-ups and innovative SMEs, the initiative intends to reduce legal complexity and facilitate cross-border expansion. McGrath acknowledged the political and legal challenges involved, noting that previous attempts at similar projects have faltered due to their complexity and the need for broad political support among Member States.

The proposal rests on four pillars: a digital-by-default framework to simplify cross-border operations; modern and flexible corporate governance rules; improved mechanisms to attract and retain talent, including harmonised employee share options; and streamlined access to cross-border investment. Tools such as a future EU Enterprise Certificate are expected to support faster and more seamless company formation and scaling.

Beyond competitiveness, McGrath framed the initiative within a broader defence of the rule of law. He described it as a “strategic asset” for Europe, arguing that stable rules, independent institutions and predictable enforcement are essential conditions for business confidence. Weakening the rule of law, he warned, carries an immediate economic cost.

Notably, the European Land Registry Association (ELRA) took part in the working breakfast, represented by its President, Mihai Taus, its Secretary General, Enrique Maside, and the Director of the ELRA Office, Alicia Gimenez.



Michael McGrath and Mihai Taus

Source: Forum Europa EU

WATCH VIDEO



MEET ELRA'S LAND REGISTRY ASSOCIATION

INTERVIEW

Department of Lands
and Surveys of Cyprus

NEOCLIS NEOCLEOUS

ELRN Contact Point

"The Department of Lands and Surveys of Cyprus (DLS) under the Ministry of Interior, established in 1857, is an important pillar of socio-economic development in our country, as it deals with immovable property, which is one of the leading factors for progress, prosperity and development in the Cypriot economy"



TOPICS COVERS

- The establishment and evolution of the Department of Lands and Surveys
- The main responsibilities and key tasks of the organization within Cyprus's land registry system
- How its work supports the priorities of the Cypriot Presidency of the Council of the EU
- The alignment between the Department's activities within ELRA and the broader objectives promoted during the Presidency
- The benefits that ELRA membership brings to European citizens
- Key land registration and property-related issues currently relevant at European level

Full Interview here!



Social Media LINKS

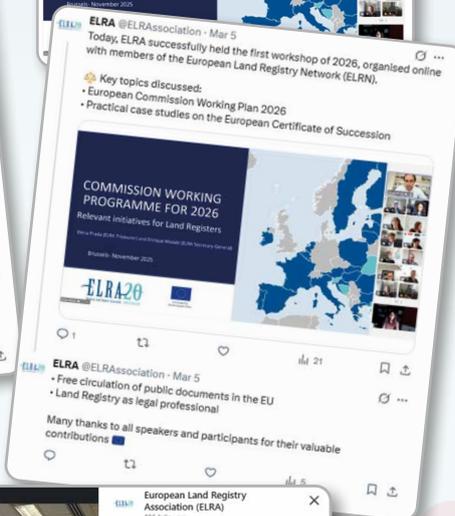
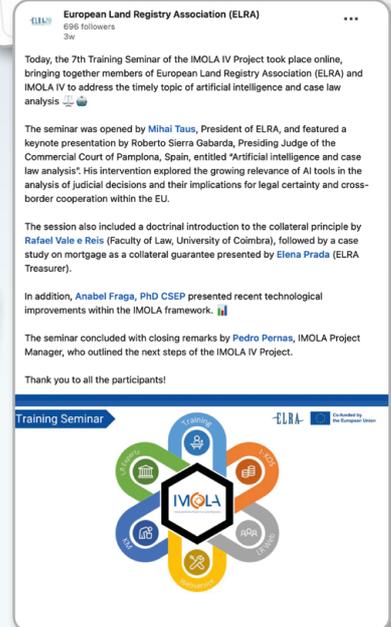
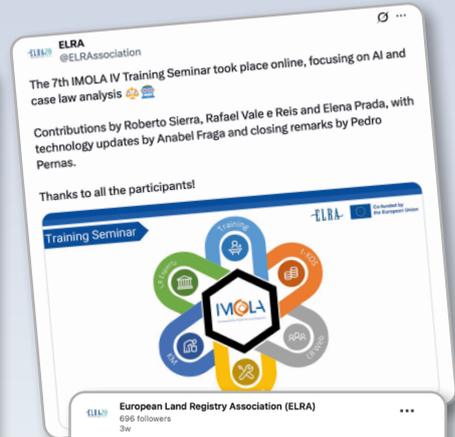
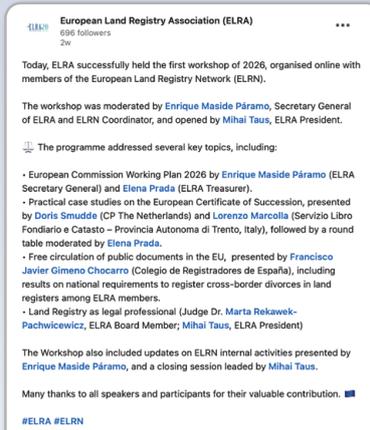


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European Land Registry Association ANNIVERSARY

EUROPEAN LAND REGISTRY ASSOCIATION (ELRA)

Av. de Cortenbergh, 66
1000. Brussels (Belgium)

secretariat@elra.eu



Co-funded by
the European Union