NEWSLETTER 2026

SEPTEMBER & OCTOBER

ELRA

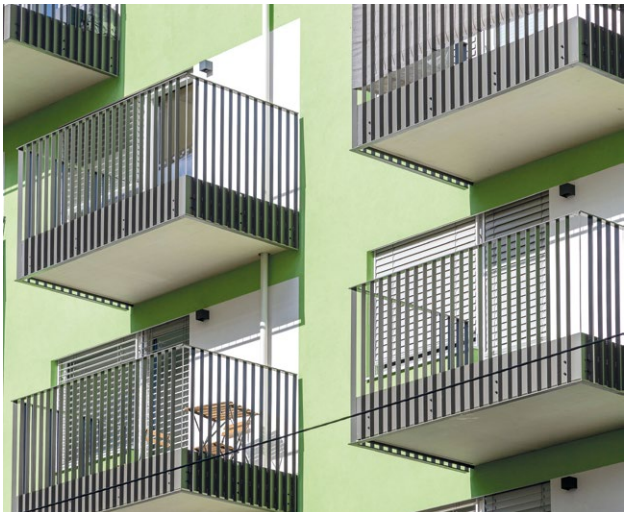


EUROPEAN NEWS

THE EUROPEAN COMMISSION PRESENTS ITS PROPOSAL FOR A EUROPEAN AFFORDABLE HOUSING ACT

The European Commission has presented a proposal for a European Affordable Housing Act, together with a Recommendation, aimed at supporting Member States and in particular their regional and local authorities in addressing difficulties in accessing housing in areas most affected by pressure on the housing market.

READ MORE





NEW MEASURES TO SUPPORT THE FINANCING AND COMMERCIALISATION OF INNOVATION IN THE EU

The European Commission has presented a proposal for a European Innovation Act aimed at making it easier for companies to develop and commercialise their innovations in the EU and scale up within the Single Market. The initiative forms part of the EU Startup and Scaleup Strategy and seeks to address obstacles such as the fragmentation of national rules and difficulties in accessing finance.

READ MORE

NEW EU RULES TO STRENGTHEN THE SAFETY OF MINORS ONLINE

The European Commission has presented the EU KIDS Act legislative proposal, aimed at strengthening the protection of children and adolescents using digital services. Among other issues, the initiative addresses the risks associated with features designed to prolong the time users spend on platforms. Its scope covers services used by minors, including social media, video-sharing platforms, online games, and AI chatbots and companions.

READ MORE



Source (websites): the official European Commission

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ELRA ACTIVITIES





ELRA HEADS TO LATVIA FOR ITS XXXV GENERAL ASSEMBLY AND 3RD ELRN WORKSHOP

11 & 12 NOVEMBER 2026 | JŪRMALA (LATVIA) & ONLINE

ELRA will gather in Jūrmala, Latvia, on 11 and 12 November for its **XXXV General Assembly** and **3rd ELRN Workshop**, two days that will connect some of Europe's wider policy debates with the practical challenges facing land registries. Both events will also be available by videoconference.

As host country, Latvia will be a key part of the General Assembly, with a dedicated session on its land registration system and the digital developments shaping its future. Affordable housing will be another major focus, with a panel exploring European policy developments, housing market speculation and the challenges facing Latvia. Members of the ELRA AI Working Group will also address the use of artificial intelligence in legal practice, focusing on high-risk applications, safeguards and human oversight.

On 12 November, the 3rd ELRN Workshop will turn to issues affecting land registry practice across Europe. From the protection of vulnerable adults to cross-border procedures and digitalisation, the meeting will provide an opportunity for members to compare national approaches, discuss ongoing ELRN studies and exchange experiences on issues affecting their daily work.

ELRN EUROPEAN LAND REGISTRY NETWORK

As ELRA looks ahead to 2027, the meetings in Latvia will offer a chance to reflect on the past year's work and set the course for the months ahead.

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ELRA ACTIVITIES

ELRN Exchange Programme

PROGRAMME OBJECTIVES

- **Promote cooperation** among ELRN Contact Points.
- **Share knowledge and best practices** in property registration and related administrative procedures.
- **Improve mutual understanding** of land registration practices and regulations in EU countries.
- **Address common challenges** in international cooperation related to property registration.

ROMANIA VISITS ESTONIA
16 & 17 SEPTEMBER







The ELRN Exchange Programme continued with a new exchange between Romania and Estonia. **Savin Batinas**, from the **Romanian Land Registry Association**, and **Mariana Namolosanu**, from **Romania's National Agency for Cadastre and Land Registration**, travelled to Tallinn to gain first-hand insight into the Estonian land registration system.

They were welcomed by **Kadri Laud**, from the **Ministry of Justice and Digital Affairs**, **Heidi Leppikus**, from the **Centre of Registers and Information Systems**, and **Neeme Laane**, from the **Land Registry Department of Tartu County Court**.

Digitalisation was a key aspect of the exchange, with discussions covering Estonia's use of electronic applications, digitally signed documents and automated procedures. The visit also addressed the ongoing development of KRIS5, the country's next-generation Land Register system, and its plans for further digitalisation of land registration services.

LATVIA VISITS PORTUGAL
7 & 8 OCTOBER

On 7 and 8 October, **Maris Kumerdanks**, from the **Court Administration of Latvia**, visited Lisbon. The two-day exchange focused on the Portuguese land registration system, from its legal framework to the procedures followed in practice.

The visit was hosted by **Fátima Pestana Ribeiro Ferreira** and **Maria Luís Marinho**, from the **Associação Sindical dos Conservadores dos Registos**. Discussions covered the main features of the Portuguese system, including the relationship between the Land Register and the Cadastre, as well as the increasing use of digital services. The exchange also covered ongoing work on a new integrated registry platform, offering a look at how Portugal is developing its electronic registration services.



European Land Registry Association (ELRA)
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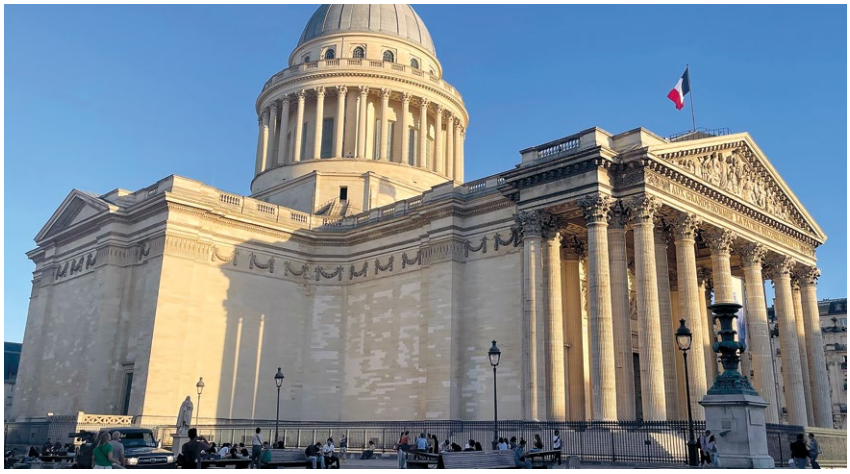
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ELRA ON THE MOVE

SEPTEMBER

ELI 2026 ANNUAL CONFERENCE: EUROPE AND THE RULE OF LAW: CULTURAL ENGAGEMENT AND LEGAL RESILIENCE
2 – 4 SEPTEMBER | PARIS

Paris hosted the European Law Institute (ELI) Annual Conference and Meetings from 2 to 4 September 2026, in an edition that marked the Institute's 15th anniversary and placed the rule of law at the centre of the debate. ELRA joined the event through Manfred Buric (Federal Ministry of Justice, Austria) and Alicia Giménez, Head of the ELRA Secretariat. Mª Teresa Toruiñán, member of the ELI Council and representative of the Colegio de Registradores de España, also took part.



Held under the High Patronage of the President of the French Republic, Emmanuel Macron, the Conference welcomed 340 participants from across Europe and beyond under the theme *"Europe and the Rule of Law: Cultural Engagement and Legal Resilience."* Discussions reflected some of the legal questions currently facing Europe, from biometric technologies and growing judicial caseloads to sanctions enforcement, asset seizure and the protection of lawyers. The European Business Code and wider institutional challenges were also part of the conversation.



Teresa Touriñán and Alicia Giménez

ELRA's participation in both the ELI Council meeting and the Conference reflected the long-standing cooperation between the two organisations and their continued engagement on European legal issues.



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ELRA ON THE MOVE

SEPTEMBER





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EUROPEAN COMMISSION: 2ND MUNICIPAL HOUSING THEMATIC WORKSHOP • 14 SEPTEMBER | BRUSSELS

How can the performance of municipal housing be assessed across Europe when housing providers operate under different legal frameworks and their results depend on factors that often lie beyond their control? This question was at the heart of the second Municipal Housing Thematic Workshop, organised by the European Commission's Task Force Housing in cooperation with Housing Europe on 14 September. Municipal housing providers combine a public-interest mission with commercial constraints. Key aspects of their operation, such as rents and tenant allocation, are often determined by law.

The workshop looked at tenant engagement, risk-sharing and long-term maintenance as part of a broader approach to assessing performance. Viviendas Municipales de Bilbao shared its *Common Social Commitment*, designed to promote coexistence and prevent conflicts with the involvement of social workers, while experiences from the Netherlands and Denmark showed different ways of sharing responsibilities and building long-term cooperation between housing providers, municipalities and tenants.

Climate resilience was another part of the picture. ACER Ravenna shared its experience responding to severe floods and other extreme weather events. Housing Europe provided a broader European perspective on differences in climate readiness across Europe and the challenges facing housing systems exposed to flooding and heat, especially where older housing stock and limited financial resources make adaptation more difficult.

EUROPEAN COMMISSION: DG JUST KICK-OFF MEETING • 16 & 17 SEPTEMBER | BRUSSELS

ELRA's recent progress received positive recognition from the European Commission during the DG JUST Kick-off Meeting on 16 and 17 September, which gathered organisations implementing projects under the EU Justice Programme.

Policy officers from the JUST.A2 Civil Justice Unit praised the improvement in ELRA's project proposals and its growing capacity to explore new topics and develop initiatives, citing the ELRN Exchange Programme and the AI working group as examples.

The Commission also encouraged established organisations to continue adapting to emerging European policy priorities and exploring new areas for future initiatives.



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ELRA ON THE MOVE

SEPTEMBER

SMURF PROJECT: FOCUS GROUP MEETING
23 SEPTEMBER | BRUSSELS & ONLINE

The legal and financial challenges facing Europe's small forest owners were the focus of the SMURF meeting on 23 September, with Francisco Javier Gimeno representing ELRA. Discussions centred on two draft SMURF reports examining the legal framework for small forest ownership and the financial incentives available to forest owners. Participants were invited to discuss the reports' findings, preliminary conclusions and recommendations.



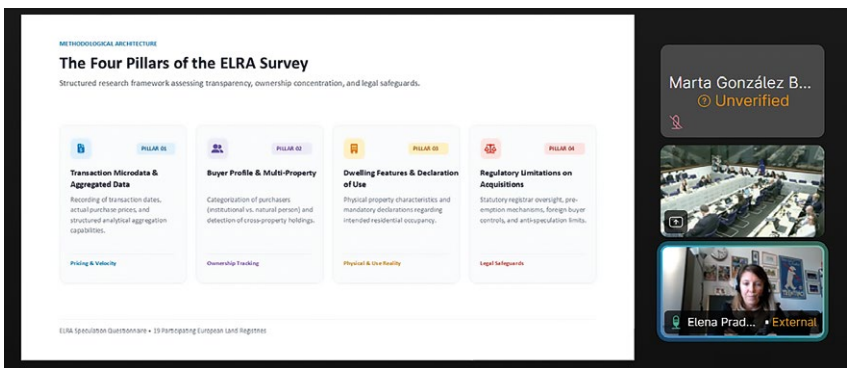
Portugal's Forestry Programme and Forest Intervention Zones offered a national perspective, in particular on existing support measures and access to funding. Other topics included forest advisory services and the potential role of carbon and nature credits.

EUROPEAN PARLIAMENT – HOUS COMMITTEE: FINANCIALISATION & SPECULATION IN THE HOUSING MARKET
25 SEPTEMBER | ONLINE

ELRA Treasurer Elena Prada presented the results of the Association's survey on financialisation and speculation in the housing market on 25 September. The survey gathered responses from 19 European land registries, examining what registry data can reveal about housing transactions, ownership patterns and existing controls on property acquisitions.

The comparative analysis looked at four main areas: transaction data, ownership and buyer profiles, property characteristics and use, and legal safeguards.

Elena Prada's presentation also pointed to the potential of land registry data to support European housing policies, with greater transparency and interoperability identified as relevant for areas including affordable housing, anti-money laundering and market integrity.



ELRA ON THE MOVE

OCTOBER

instituto dos registos e do notariado

IRN: CONGRESSO DOS REGISTOS
3 OCTOBER | AVEIRO (PORTUGAL)



ELRA took part in the first edition of Portugal's Congresso dos Registos, held in Aveiro on 3 October. Organised by the Instituto dos Registos e do Notariado (IRN), the event explored the evolution of registration systems and the role of international cooperation in their modernisation.

ELRA Secretary General Enrique Maside contributed to the European dimension of the programme with a presentation on European registration systems, their different models, current trends and future challenges. Maria de Fátima Pestana Ferreira and Paula Isabel Galhardas also represented ELRA in a session on Portugal's participation in international registry networks, alongside representatives of organisations including IPRA-CINDER, IBEROREG, EBRA, BRIS, EReg and EUCARIS.

> *The program addressed issues surrounding legal classification, civil registration, and the future of registration services and professions*

The programme also explored broader questions surrounding legal qualification, civil registration and the future of registry services and professions.





Enrique Maside and Maria de Fátima Pestana Ferreira

ELRA ON THE MOVE

OCTOBER



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ELI: MODEL RULES ON SUCCESSION AND ACCESS TO DIGITAL REMAINS – WEBINAR
8 OCTOBER | ONLINE

What happens to our digital lives after we die is becoming an increasingly complex legal question. From social media accounts and cryptocurrencies to AI-generated representations of deceased people, digital remains raise questions that go beyond traditional succession law. These issues were at the heart of the European Law Institute (ELI) webinar held on 8 October, dedicated to its Model Rules on Succession and Access to Digital Remains.

The Rules, developed over two and a half years, propose a distinction between transferable digital assets, which would generally fall under ordinary succession law, and personal digital remains, such as private communications and digital identities, which would be subject to a separate access regime. The central principle is individual autonomy: people should be able to decide what happens to their digital information after death, including who may access it or whether it should be deleted.

The discussion brought together legal experts and practitioners to examine the practical implications of this approach. Particular attention was paid to the responsibilities of online platforms in providing access to digital remains, as well as the difficulties of determining who is entitled to access them and how the privacy of living third parties should be protected.

AI-generated representations of deceased people added another dimension to the debate and raised questions about consent, privacy and the protection of bereaved users. The discussion also addressed the need to respect individual autonomy after death while safeguarding the rights of those still living.

EJN: MAINTENANCE REGULATION
19 & 20 OCTOBER | BRUSSELS

Recovering maintenance payments across borders can become complicated when families, incomes and assets are spread across different countries. These challenges were at the heart of the 107th meeting of the European Judicial Network in Civil and Commercial Matters (EJN), held in Brussels on 19 and 20 October.

The meeting addressed practical difficulties in applying Regulation (EC) No 4/2009, from coordinating enforcement proceedings between countries to identifying income earned through remote work, digital platforms and cryptocurrencies. Differences in living costs between Member States and the workload of national Central Authorities were also among the issues under consideration.



Digitalisation was another important focus, particularly electronic communication between authorities and *iSupport*, the system developed within the framework of the Hague Conference on Private International Law (HCCH). The programme featured contributions from Germany, Hungary and Sweden on their experiences using the system.

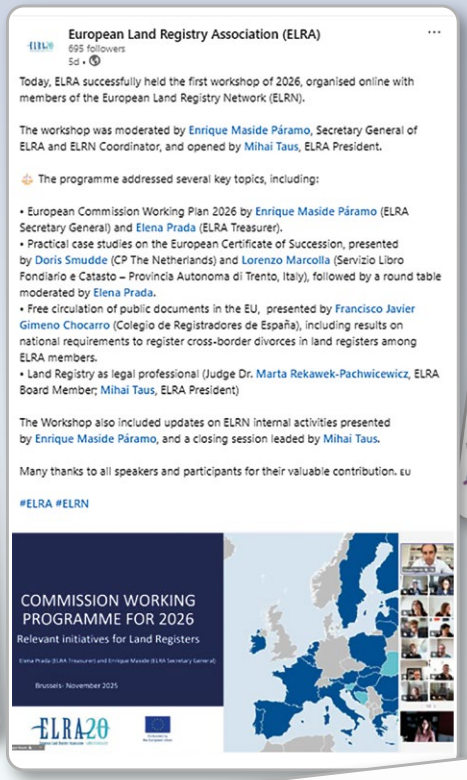
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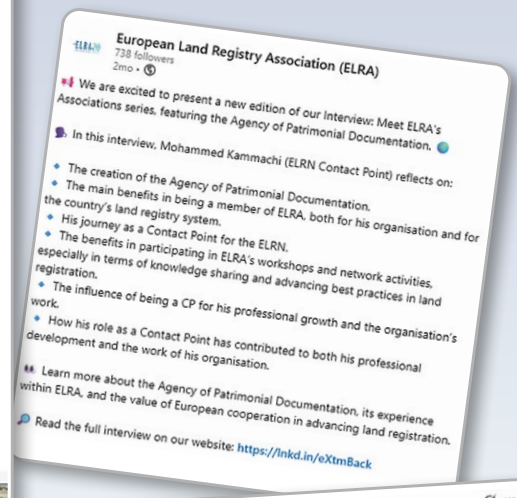
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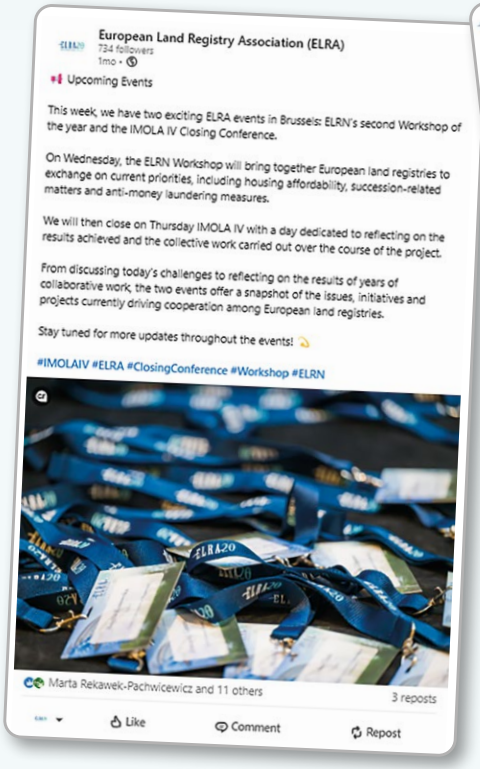
















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