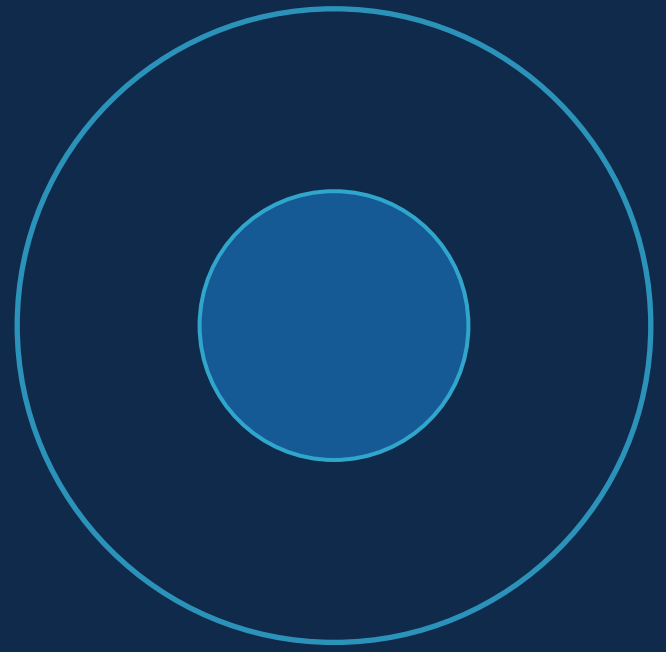
Council of Sworn Notaries of Latvia

The Role of the Notary in Real Estate Transactions: Security and Digital Solutions

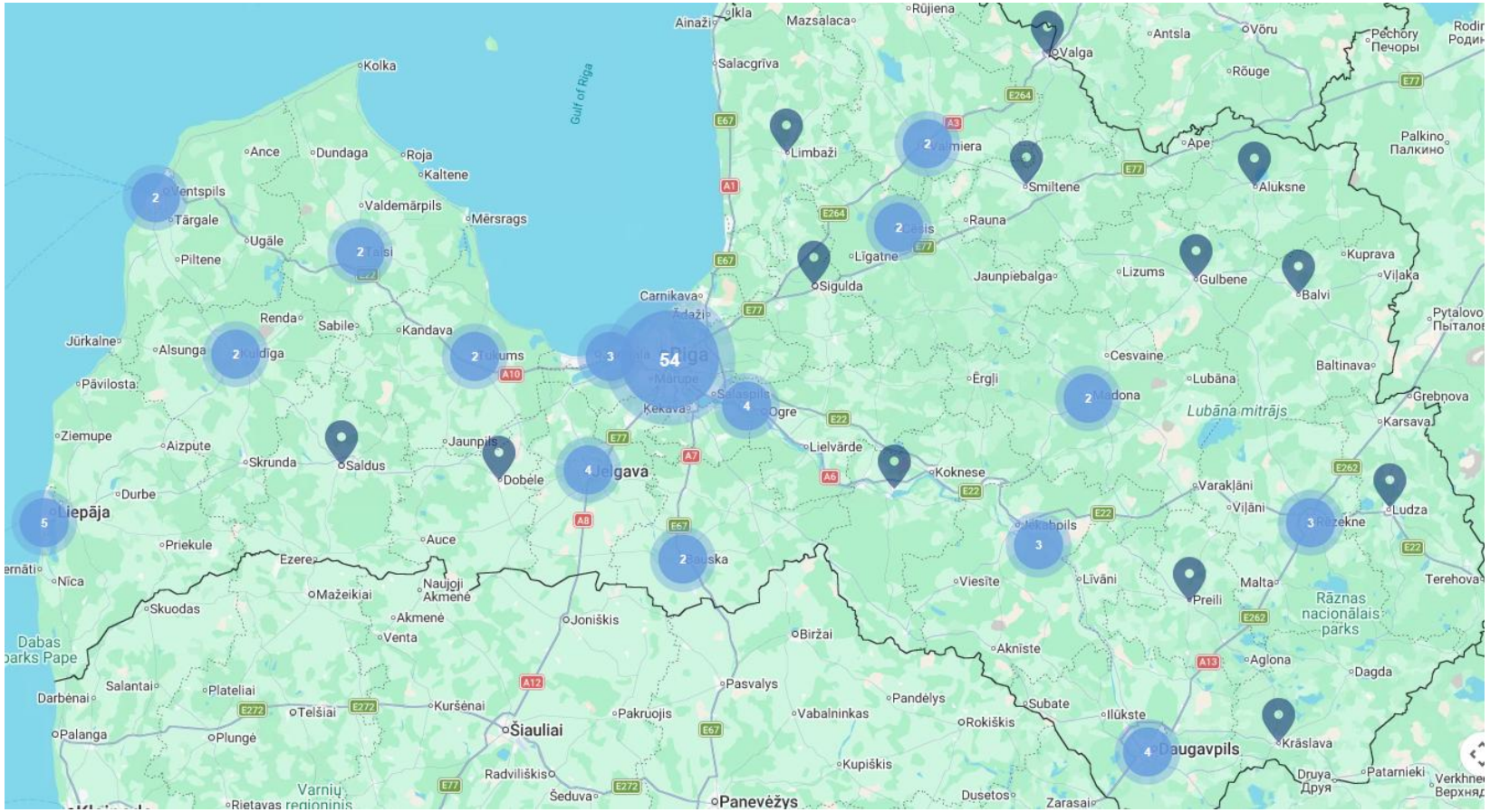


LATVIJAS NOTĀRS

Aigars Kaupe, President of the Council of Sworn Notaries of Latvia
Viktors Kurakins, IT Operations Manager, Office of the Council of Sworn Notaries of Latvia

Sworn Notaries of Latvia

Number of sworn notaries in Latvia: 109
Legal basis: Notariate Law, Land Register Law
Notarial services available throughout Latvia



https://www.latvijasnotars.lv/notaries_map

The role of a notary in a real estate transaction

- **IN THE FORM OF A NOTARIAL DEED**

  The notary ensures that the transaction complies with the law and reflects the parties' true intentions.

- **PRIVATELY (by private agreement)**

  The notary certifies the signatures on the request for corroboration and ensures it is properly completed but is not responsible for the content of the contract.

Real Estate Transactions by a Notarial Deed

Notary:

- verifies identity, intent, and capacity to act
- conducts customer due diligence, AML/CTPFN and sanctions control
- reports if "red flags" appear
- explains the nature and legal consequences of the transaction
- submits documents for registration in the Land Register in a fully digital process

- Legal certainty for the parties to the transaction
- Lower risk of disputes and litigation after closing the transaction

Real Estate Transactions by Private Agreement

Notary:

- ✓ Certifies signatures on the registration request submitted to the Land Register
- ✓ conducts sanctions control
- ✓ reports if "red flags" appear
- ✓ submits documents for registration in the Land Register only upon the client's request
- ✗ does not evaluate the contents of the transaction contract
- ✗ does not explain legal risks to the transaction parties
- ✗ does not store the transaction documents

Higher risk of disputes and litigation after closing the transaction, driven by potential factors such as:

- Dishonest transaction parties
- Legally deficient or incomplete contracts
- Insufficient understanding of the transaction's contents and legal consequences

Fully Digital Transaction Lifecycle Through the Notarial Ecosystem

Clients ↔ **Notary** ↔ **Court**

DigiNotārs

latvijasnotars.lv

Secure authentication through Latvija.lv
Real-time video conference with a
ID verification with Veriff
Qualified electronic signatures
Secure document exchange

↔

NIS

Notaries Information System

Notarial act and contract templates
Access to state information systems
Foreigner registration with OCMA
KYC tools

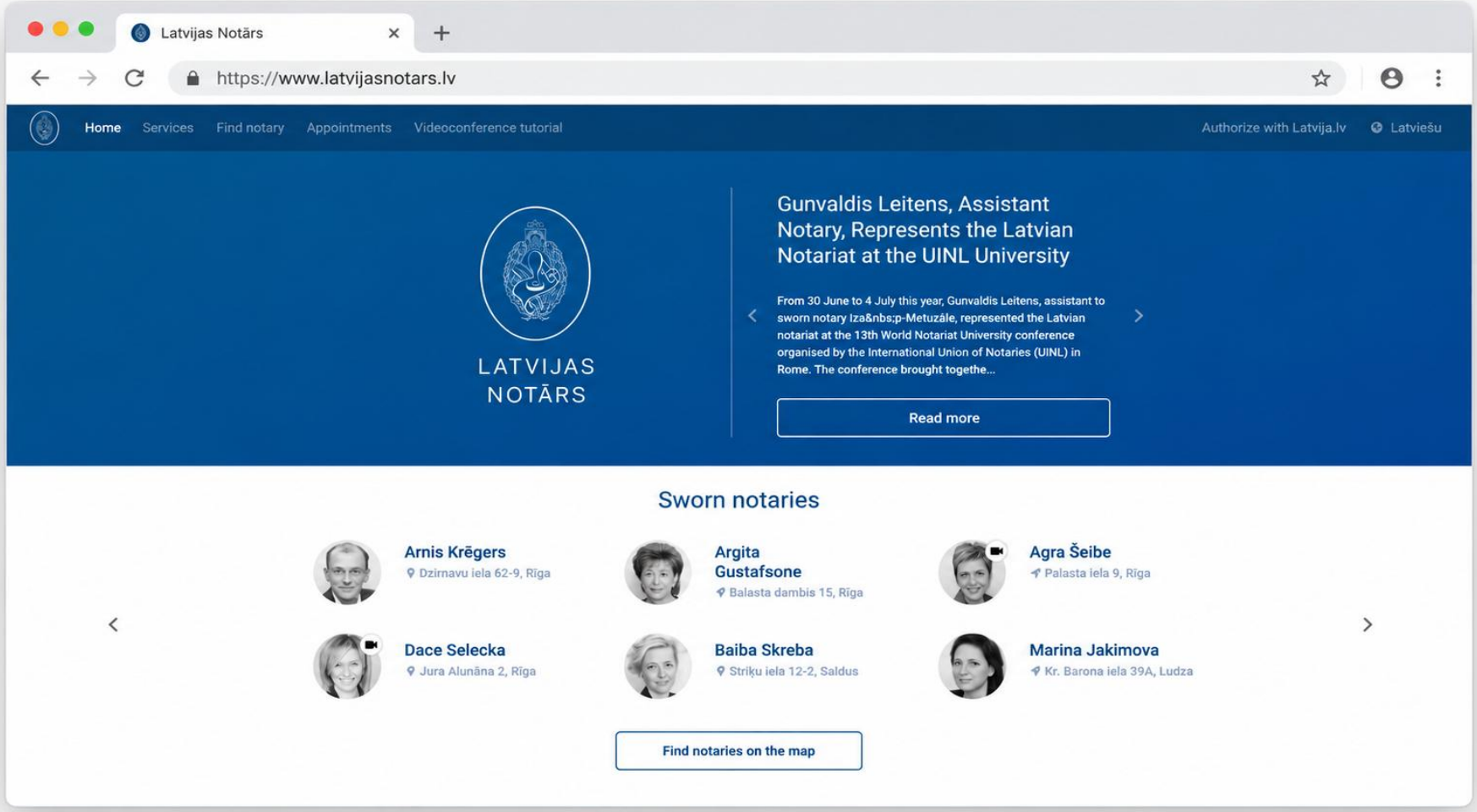
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Land Register

Integrated data exchange with NIS

End-to-end digital corroboration
submission process

DigiNotārs


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LATVIJAS NOTĀRS
Gunvaldis Leitens, Assistant Notary, Represents the Latvian Notariat at the UINL University
From 30 June to 4 July this year, Gunvaldis Leitens, assistant to sworn notary Iza&nbs;p-Metuzāle, represented the Latvian notariat at the 13th World Notariat University conference organised by the International Union of Notaries (UINL) in Rome. The conference brought togethe...
Read more
Sworn notaries
Arnis Krēgers
Dzirnavu iela 62-9, Rīga
Argita Gustafsone
Balasta dambis 15, Rīga
Agra Šeibe
Palasta iela 9, Rīga
Dace Selecka
Jura Alunāna 2, Rīga
Baiba Skreba
Striķu iela 12-2, Saldus
Marina Jakimova
Kr. Barona iela 39A, Ludza
Find notaries on the map

Trust begins with identity

- **Secure digital authentication**

  Through Latvija.lv-supported authentication methods

- **Face-to-face interaction**

  The notary meets and assesses the client by video

- **Veriff identity verification**

  Veriff checks face and ID/passport when requested

Digital Processes, Human Decisions

Veriff provides additional evidence. The notary makes the final decision to proceed, request more checks or refuse.

What are the main benefits?

- **Citizens abroad**
  Access without travelling to Latvia
- **People across Latvia**
  Less travel and easier scheduling
- **Businesses**
  Faster handling of time-sensitive matters
- **Public trust**
  Secure identity and documented procedures

A more accessible service without removing the notary from the process.

Notaries Information System (NIS)

For more than two decades, NIS has served as the core platform for Latvian notaries, driving daily operations and advancing digital services. It is an all-in-one platform, enabling notaries' access to following functions:

Access to data

Access to state registries:
Population Register
Register of Enterprises
Land Register
Cadastre
etc.

Data publishing

Seamless publishing to multiple registers:
Power of attorney
Inheritance
Public testaments
Corroborations
Divorces
etc.

Document creation

Versatile document creation system, containing templates for drawing up notarial deeds, contracts, certification, etc. easily.

Communication

Integrated communications using official e-address system, enabling fast and secure certified communications with state and private addressees.

Thank you

Questions and discussion

Council of Sworn Notaries of Latvia

www.latvijasnotars.lv