Land Registry measures and Anti Money Laundering

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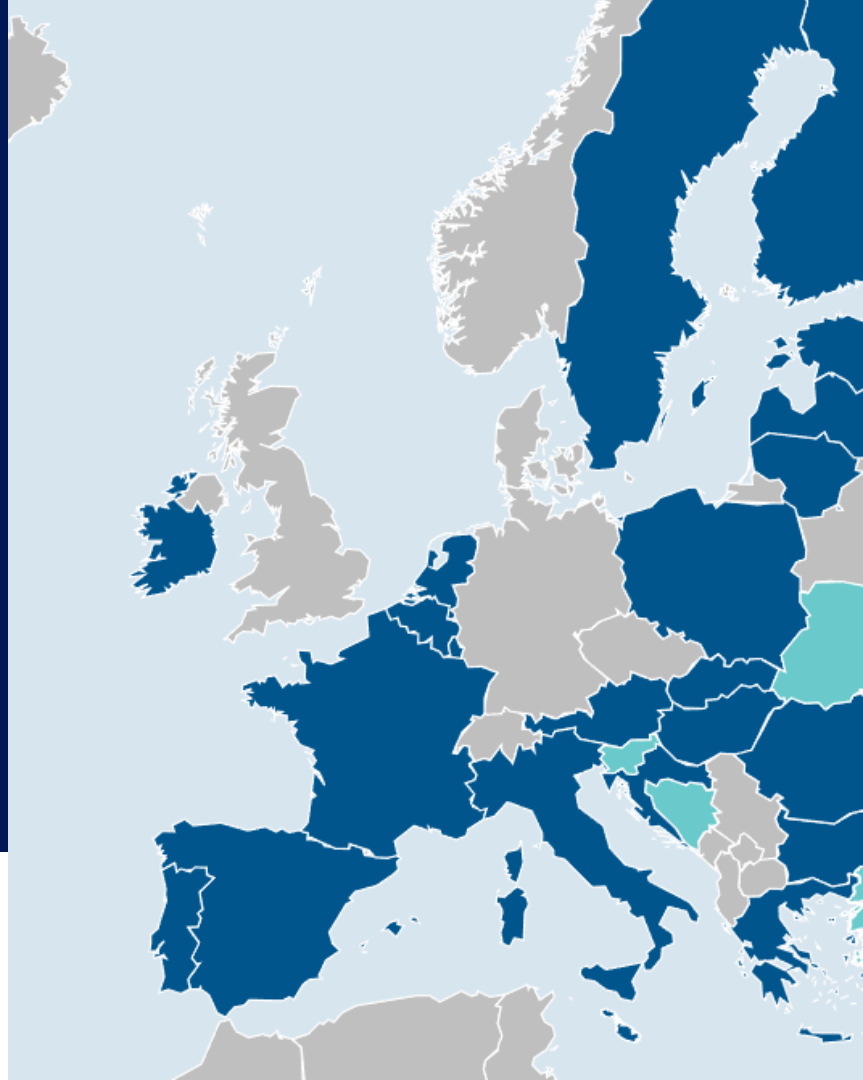


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EU LAND REGISTRY INFORMATION

1

Why the European Union has an interest in information from land registries?

1. Security and Combating Financial Crime
2. Fiscal and Tax Oversight
3. Economic Supervision and Public Policy



UE ecosystem

2

Land registers are interested in European authorities. They are increasingly aware of the importance of information from land registers and want to access it.

Directive (EU) 2026/799 of the European Parliament and of the Council of 30 March 2026 on the harmonisation of certain aspects of insolvency law. Article 19 deals with the consultation of information on land registers.

The Sixth Directive (EU) 2024/1640 on anti-money laundering, which expressly requires the creation of a single access point to information on real estate. We will talk about it later.

Directive (EU) 2024/1260 on asset recovery and confiscation. Adopted in April 2024, it obliges Member States to ensure that Asset Recovery Offices (ORAs) have direct and immediate access to national real estate registers to locate and seize property linked to cross-border crime.

Regulation (EU) 2018/1805 on mutual recognition of attachment and confiscation orders. It facilitates the direct enforcement of attachments on immovable property registered in registers of other Member States without complex intermediate formalities.

Regulation (EU) 650/2012 on cross-border successions. It establishes that the competent authorities to issue the European Certificate of Succession must be able to verify the deceased's wealth information, including requesting data from the land registries of other EU countries.

Regulation (EU) 2020/1783 on the taking of evidence in civil or commercial matters. It allows the courts of one Member State to directly request the obtaining of documentary evidence or registration information in another Member State electronically.

Regulation (EU) 2023/2844 on the digitalisation of judicial cooperation. It establishes a secure electronic communication framework (e-CODEX system) to streamline the exchange of applications and decisions between judicial authorities and national registries in cross-border proceedings.

Directive 2011/16/EU (DAC 1) on administrative cooperation in the field of taxation. It imposes the automatic and mandatory exchange of information between the tax administrations of the Member States regarding the ownership and income of immovable property located in another EU country, usually based on registry and cadastral data.



AML ELRA questionnaire

3

Questionnaire

- Thank you very much to all!!
- 19 countries
- But we need more and we have tree new questions:

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How are registered owners (natural or legal persons) identified in your system to avoid homonyms?

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Does your Registry collect information about the "Beneficial Owner" when the owner is a partnership or trust?

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Does your platform have an automated tracking system in place to audit which authority is viewing each piece of data and comply with GDPR?

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THANK YOU FOR YOUR ATTENTION!

European Land Registry Association (ELRA)

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