Strategic Plan of Spanish Cadastre for Rural Territory

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WHERE PEOPLE LIVE IN EUROPE
Over the past 50 years, Spain’s countryside has lost 28% of its population and are now known as “the empty Spain”.

There are 6,800 villages with less than 5,000 inhabitants.

Nearly half of Spain's municipalities currently have a population density of less than 12.5 inhabitants per square kilometer.

“Working to recover equal opportunities for the rights of people throughout the territory is key”
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• Conclusions
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European policies should promote the harmonious development of the Union as a whole, paying particular attention to rural areas, ......

(CAP) 2021-2027:

ensuring a fair income for farmers,
increasing competitiveness,
rebalancing power in the food chain, taking climate change action,
protecting the environment,
preserving landscapes and biodiversity,
supporting generational renewal....

Holistic approach that facilitates more balanced territorial development.
The CAP should operate in close conjunction with regional and cohesion policies to ensure balanced territorial development.

A comprehensive strategy for these territories requires:

- greater budgetary funding,
- coordination between organizations and
- policy alignment

To reduce disparities in development and boost competitiveness of rural areas, it is necessary the construction of innovation support ecosystems,
In order to have an impact on rural areas in the EU, with a special focus on vulnerable regions, action should be taken in relation to five aspects:

- **the spatial aspect**: fostering balanced development that streamlines flows between rural and urban hubs in each area;
- **the economic aspect**: encouraging decentralisation and diversification as drivers for rebalancing income;
- **the social aspect**: ensuring access to essential education, health, transport, cultural and other services;
- **the environmental aspect**: agroecology and defence of biodiversity;
- **the institutional aspect**: creating an accompanying ecosystem to facilitate progress.
The improvement of communications in rural areas should be linked to the territory and not exclusively to the population.

The areas where the agricultural activity takes place need to have the capacity to make the most of new technologies.

Digitisation generates expectations for young people and leads to a shift in depopulation rates.

Digitisation processes in rural regions allows the development of new work and business opportunities.
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In a bid to redress decades of rural decline, Spain’s government approved a plan for population regeneration.

The plan consists of 130 measures to try to redress this demographic challenge.

Big inversion oriented towards a wide set of objectives that promote equal opportunities and territorial vertebration, through:

- the economic diversification of the most disadvantaged areas,
- the drive for innovation;
- full digital connectivity;
The plan has 130 actions, ordered in 10 axes of action:

The government aid package involves: extending the 5G telephone network across Spain, the development of technologically smart cities in rural areas and regional innovation centers.

Extra help will also be given to the elderly in rural areas as well as help for women and young people to find jobs.

"reversing the current demographic trend is possible if rural young people are offered the opportunity to carry out a paid professional activity with prospects for the future and it is possible to project an attractive and interesting image of these territories".
Actios under Spanish Cadastre responsibility
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7.14. UNIT OF THE CATASTRO FOR RURAL TERRITORY

Creation within the organization chart of the cadastre a NEW Unit for the Rural Territory. The aim is to put cadastral data at the service of rural territory, demographic challenge, environmental protection and contribution to the revival of the economy. To this end, an information platform accessible to all citizens will be created.

7.15. PROJECT TO STRENGTHEN INVESTMENT IN RURAL TERRITORY

Create a legal security framework to ensure the support and improvement of the competitiveness of the agri-food sector, essential elements to maintain population, employment and economic activity in rural areas.
Creation a NEW specific unit inside the structure of cadastre for rural territory
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Many problems to resolve:

- Quality of rural cadastral data.
- Registration in the property register
- Environmental issues: protected áreas, public domain, etc...
- Access to agrarian land
- Digital services for rural areas
- Etc...
The Spanish Cadastre is principally a fiscal cadastre, whose databases of cadastral values of rural and urban real estate are the basis for the calculation of real estate tax and other local, regional and national taxes.

Cadastral Values: Reference for Spanish Public Administration.

The cadastral value is an administrative value, and it is the basis for or it is taken as a reference in relation to certain actions of the Public Administrations:

From a tax view:
- Recurrent Property Tax,
- Income Tax,
- Wealth Tax
- Tax on the Increase in Value of Urban Land,
- others.

From a non-tax view:
- expropriation,
- urban assessments,
- certain types of aids,
- scholarships and grants, etc.

RECURRENT real estate tax is the main income of the Spanish municipalities,

64% of local fiscal income
The values of urban and rural real estate are very different.

Average cadastral value
Of urban real estate 60,216 €
By Ha of rural real estate 1,570 €

The method of valuation of rural assets is very outdated and there has never been an interest in improving the valuation for a political reason.

The little importance in the taxation of rustic properties has meant that the municipalities, which are the main maintainers and correctors of the cadastral data, did not devote as much attention as to urban properties.
CADASTRE

- It is an administrative register that impacts on the government-citizen relationship
- Registration in the Cadastre is mandatory

PROPERTY RIGHTS REGISTRY

- It is a legal register with effects on private relationships
- Registration is voluntary at the request of holders
- It serves to ensure the safety of property transactions
- It is financed by the registration fees and Property Rights Registry publicity

Cadastral principles that define its mission are
- the principle of generality (all properties must be included in the Cadastre),
- and the principle of tax justice (the cadastral value must be a valid index of taxable capacity)

Rural real estate are less registered in the Property Rights Registry.
In depopulate areas there are few real estates registered in the Property Rights Registry
United Nations links sustainable development to land tenure security in 7 of the SDGs of the 2030 Agenda

In Spain, reform introduced legally in 2015 established that the description of properties in the Property Rights Registry is done by a geo-referenced graphical representation using Cadastre.

Cadastre and Property Land Registry must work together to solve the problem.
Environmental degradation takes two equally severe forms:

1. excessive pressure on air, water and soil due to the concentration of economic activity in urban areas, and

2. the abandonment of large areas of territory, whose biological and landscape diversity declines irreparably without respectful management to maintain and enrich it.
Reversing the current demographic trend is possible if rural young people are offered

- the possibility of carrying out a professional activity and
- an attractive image of those rural territories is projected

Problems for generational change in the rural areas

- access to land and financing and
- the bureaucracy that young people must overcome to start the activity and access aids.
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Put cadastral data at the service of public policies, linkage with the sustainable development of rural territory and the environmental protection,

an information system for environmental governance, integrated with a system of warnings for cadastral holders that provides the necessary legal certainty in land tenure to facilitate access to land and promote entrepreneurship,

using new technologies and especially mobile devices, (very much used in rural territory ) and in accordance with the European Digital Agenda
7.14. UNIT OF THE CATASTRO FOR RURAL TERRITORY

**An information system for environmental governance**
incorporate information at the cadastral parcel level: rights and restrictions, environmental services, agroclimatic characteristics, productive potential, land transfer market, organic agriculture or forest certification.

**A System of Warnings to Cadastral Holders**
an alert service that through the mobile device that will communicate to the user all information with importance for his property: as cadastral declarations, requests for aid from the CAP, alterations in adjoining properties.

**An information system from geolocation**
all information is provided located in the territory; the mobile location service will serve as a way to access information.
7.15. PROJECT TO STRENGTHEN INVESTMENT IN RURAL TERRITORY

Main objective: to provide rural territory with the legal certainty necessary to encourage investment, reduce waste of land in production

- Environmental protection by registering protected areas in the cadastral database.

- Improve the cadastral description of real estate, not only through the declaration of individuals, but through administrative work to exchange information, in order, in this way, to minimize the burdens of the citizen.

- Identification of disused parcels and identification of parcels without owner, for possible inclusion in land banks, which will allow a revival of the economy

- Improved public domain identification and protection through the Public Domain Identifier (IDP).
PROPERTIES REGISTERED AND COORDINATED IN THE PROPERTY REGISTRY

Provide the rural territory with the necessary legal security to promote sustainable development in municipalities with depopulation problems.

Through general actions by municipalities or regions, serving citizens in their own municipality, facilitating the correct description of their properties in the Cadastre and making it possible to generate legal property titles and registration in the Property Registry.

by an exceptional procedure
Exceptional procedure

Article 18.4. The General Directorate of the Land Registry may ex officio rectify the information contained in the cadastral database when operations of a general nature, legally foreseen, are carried out, the purpose of which is to maintain adequate concordance between the cadastre and the real estate reality.

- **General operation**: rectification of the description of the properties that must be carried out due to adjustments to the cartography.
- The start of the rectification procedure and the calendar of actions will be announced at the electronic office of cadastre.
- **A public exhibition period** will be opened at the City Hall where the properties are located for a minimum of fifteen days
- Opening of the **submission period** during the following month.
- interested parties will be notified
Different independent layers are generated for each type of public domain: roads, hydrography, railways, cattle trails, paths ...
Not only big infrastructures but also, and very important, all paths inside the municipality will be identifier and name (including the source of the name..)
We are also immersed in a project to improve the valuation and offer the cadastral values for other taxes and other uses.
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The General Directorate of Cadastre, following the recommendations of the European Commission and the Spanish plan to combat depopulation has created the Unit for the Rural Territory with the aim of putting cadastral data at the service of rural territory, the demographic challenge, the protection of the environment and the contribution to the reactivation of the economy.

With an ambitious plan to improve the description of rural real estate, help in their registration in the property registry, include environmental restrictions and public domain, giving access to the cultivation of abandoned parcels and improve all digital services adapting them to the needs from the rural domain.
Thanks a lot for your attention!!!

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