



PROVINCIA AUTONOMA DI TRENTO

**TRENTINO**

italian alpine experience



**ELRA**  
European Land Registry Association

# ELRA AND CLIMATE CHALLENGES

## HOUSING CRISIS – IMOLA PROJECT – IMPACT OF AI

PCC AND EUROGEOGRAPHICS CLRKEN CONFERENCE

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## ELRA'S MISSION

- foster increasing legal cooperation across Europe
- promote mutual understanding of the various European real estate systems
- work towards greater harmonisation of legal concepts in the field of real property, while respecting national laws
- legal certainty - transparency
- key instrument in safeguarding the free movement of persons and capital within Europe



# ELRA AND CLIMATE CHALLENGES

**Tackling Climate Challenges through Multi-Level Action**

**ELRA's ongoing studies and projects**

- ✓ **Contribution to European Housing Crisis Policies**
- ✓ **IMOLA Project: the Interoperability Model for Land Registries**
- ✓ **Exploring the Impact of Artificial Intelligence on Land Registries**

## 1. HOUSING CRISIS

 long- term rentals + purchase prices

 housing affordability

 right to property



Italian Supreme Court – judgment n.  
23093/2025

Lawfulness of renouncing ownership  
of private property

Disruptive for the system

Housing crisis

Housing shortage – housing affordability

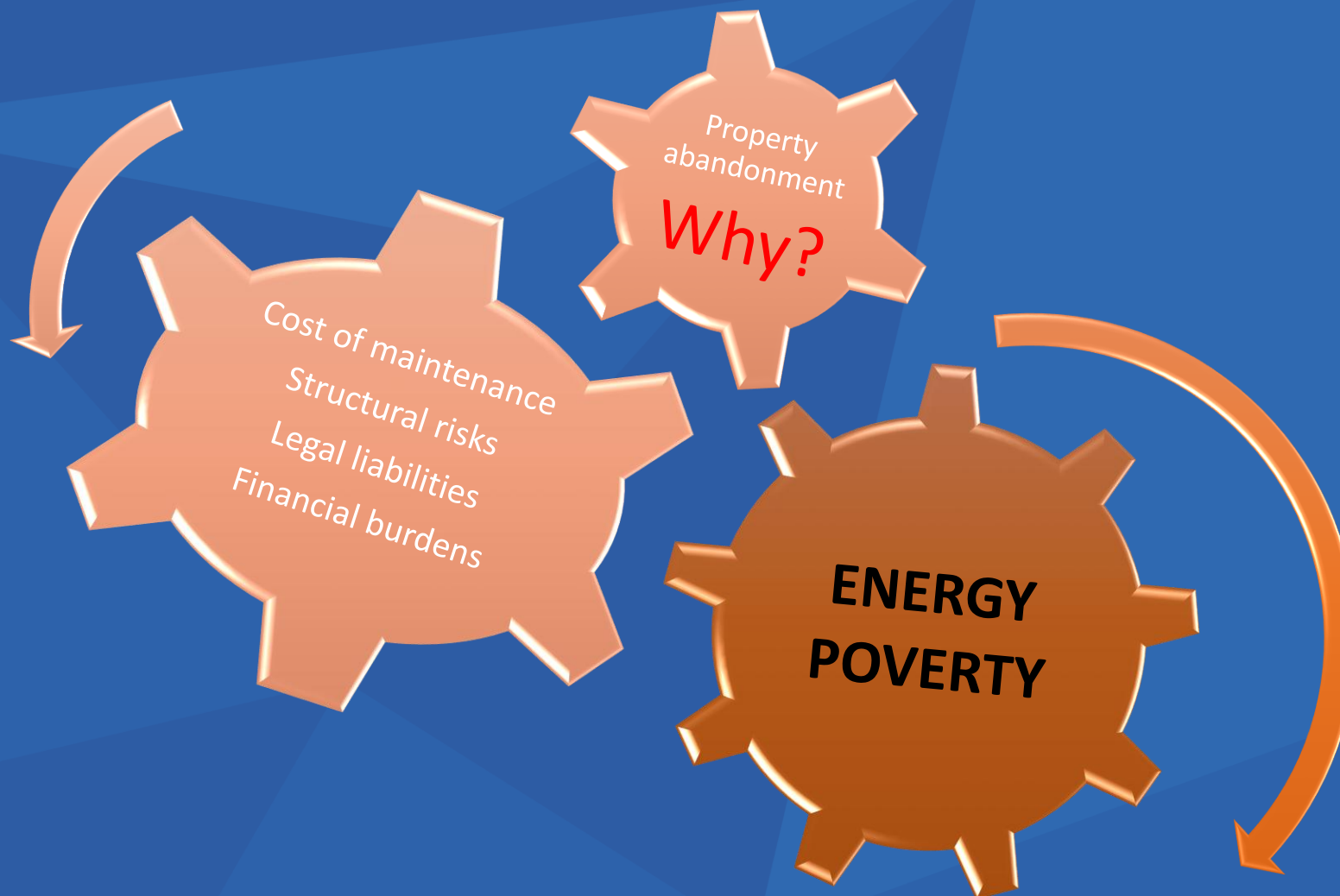
Unattractiveness – cost – vulnerability -  
poverty



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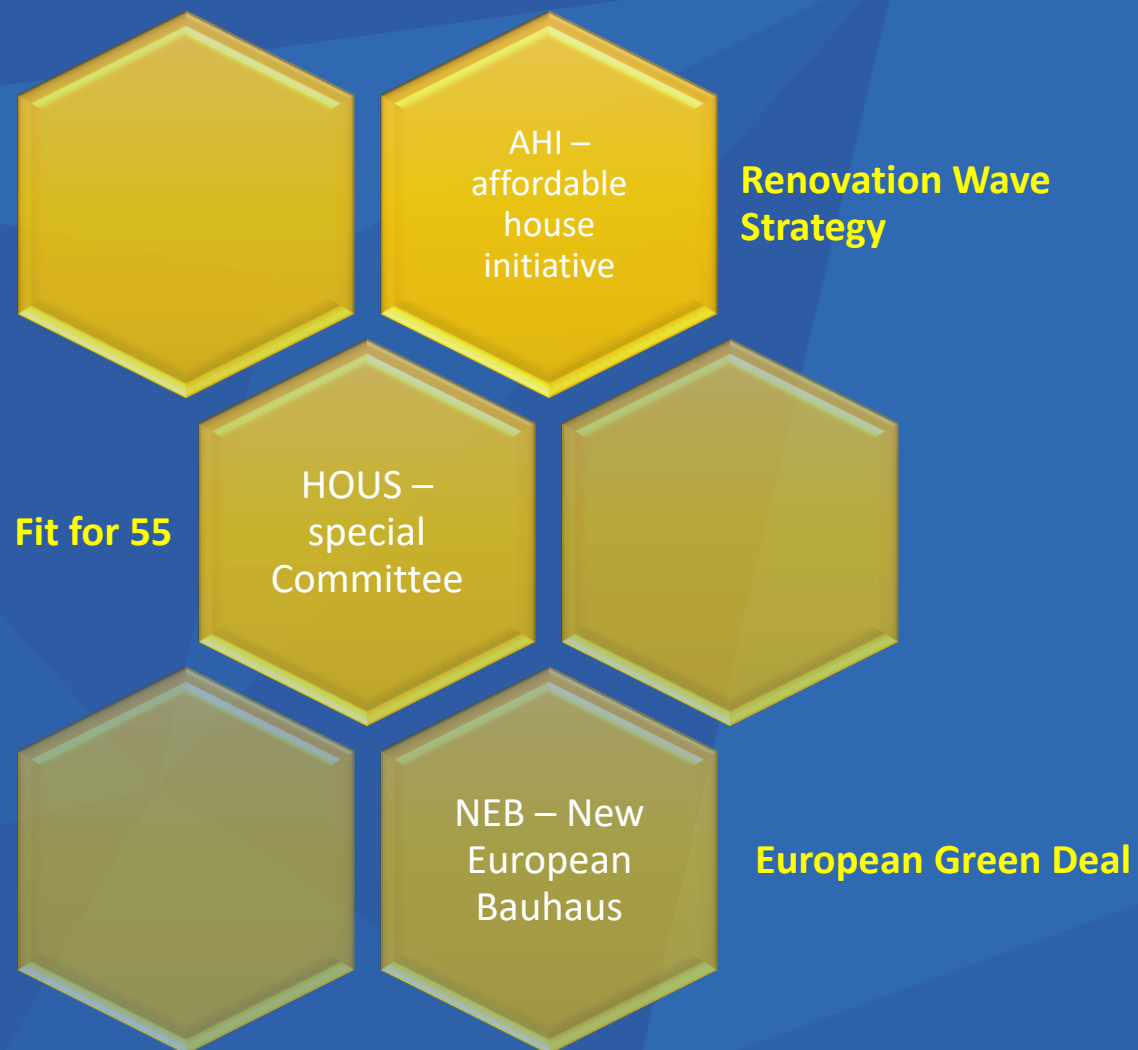


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- a) The registration of data related to the Energy Performance of Buildings.
- b) The administration of short-term rental services and their implications for property rights and the land registry framework.



## 1A) Energy Performance of Buildings

- EPB Directive 2024/1275 (in particular art. 22)
- BSO – Building Stock Observatory  
[https://energy.ec.europa.eu/topics/energy-efficiency/energy-performance-buildings/eu-building-stock-observatory\\_en](https://energy.ec.europa.eu/topics/energy-efficiency/energy-performance-buildings/eu-building-stock-observatory_en)
- Land Registry's role

## 1A) Energy Performance of Buildings

### EPB and Land Registries

- Should Energy Performance Certificates (EPCs) be registered in the Land Registry?
- Solar panels and their legal treatment in registry systems (Art. 10 EPBD)
- The Renovation Passport (Art. 12 EPBD)

## 1B) The administration of short-term rental services

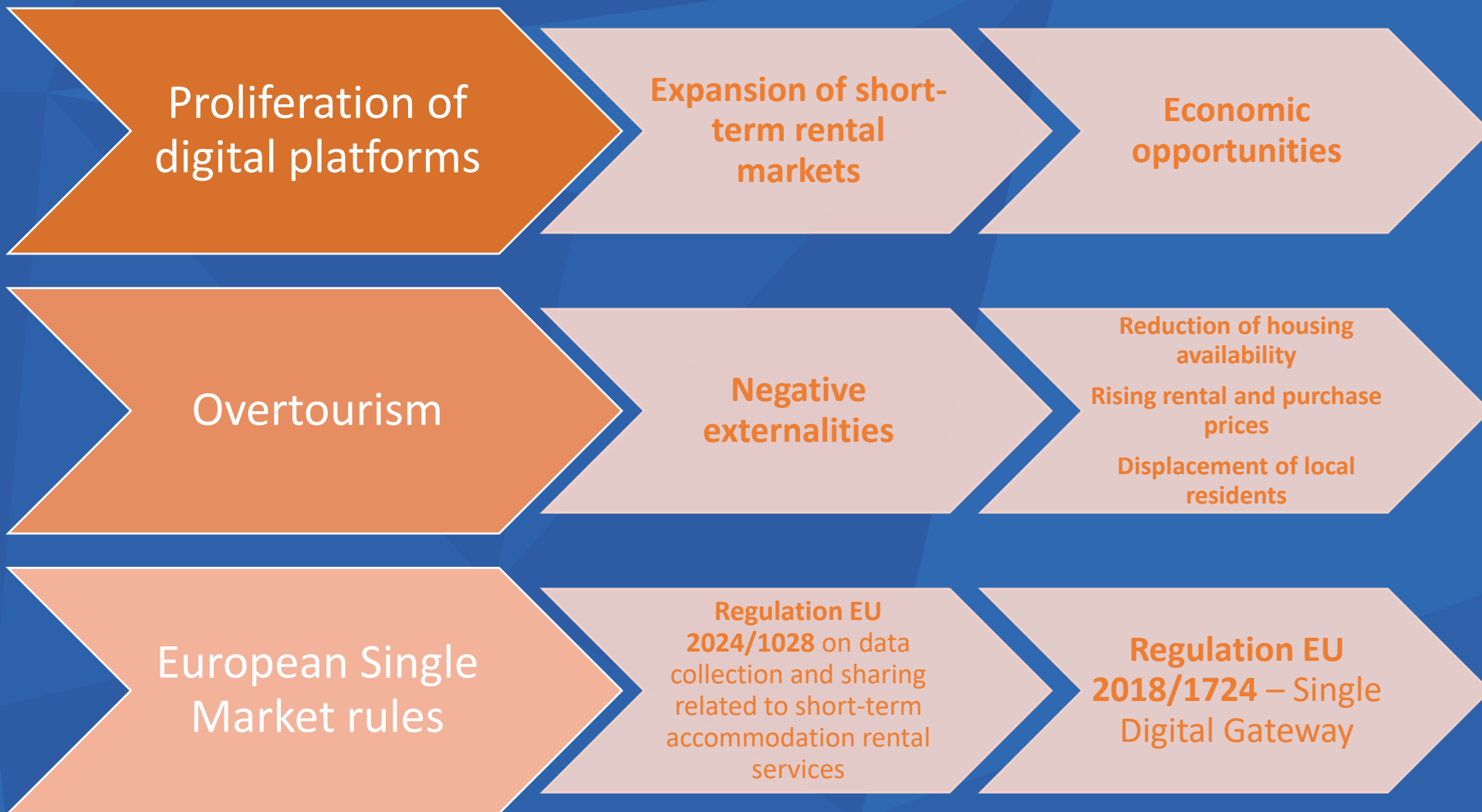
- ✓ regulate access to the housing market
- ✓ protect the ethical use of housing stock
- ✓ right to housing for long-term residents



Seceda – Gardena Valley – South Tyrol

- ✓ lawfulness and proportionality of regulatory tools
- ✓ balance between fundamental property rights and the public interest
- ✓ housing policy, urban planning, and tourism management

## 1B) The administration of short-term rental services



## 1B) The administration of short-term rental services



## 2) IMOLA PROJECT

- ☐ Interoperability Model for Land Registries
- ☐ increase the accessibility and transparency of land registry information to facilitate the European Single Market
- ☐ Knowledge Organization System (KOS)
- ☐ Achieve a common and shared semantic model as a necessary objective to obtain the harmonization of Land Registry information
- ☐ Consolidate the European Land Registry Document (ELRD) schema, linked with the I-KOS repository developing a centralized platform along with different web services and websites to assure the traffic of data





## 2) IMOLA PROJECT

- KMO
- 1000 pivot terms mapped
- environmental section (notice – remarks – LRU)
- INSPIRE
- cadastral pivot terms
- ELRD schema





### 3) THE IMPACT OF AI ON LAND REGISTRIES

#### New ELRA's study

- assess the impact of artificial intelligence technologies on our profession
- balance between new technologies and legal professions
- ELRA's AI working group
- AI questionnaire



### 3) THE IMPACT OF AI

- ✓ Identify critical aspects that must be respected and potential risks to avoid
- ✓ Role of registrars in AI processes: define how registrars can or may interact with AI-generated data and decision-making processes, addressing legal and practical implications.
- ✓ Analysis of quality and reliability of AI-generated data: assess the challenges of automated data generation, including potential biases and inconsistencies
- ✓ Reduce inconsistencies across registries: exploring if and how AI can or could possibly enhance data consistency, minimize duplication, and may improve overall accuracy and efficiency

### 3) THE IMPACT OF AI

- ✓ Legal and ethical considerations: ensuring compliance with relevant EU regulations, data protection laws, and (ethical – soft law) AI principles
- ✓ Best practices for AI adoption in land registers: identify successful AI implementations and lessons learned from Land Registries and other (legal) sectors
- ✓ AI predictive analysis in managing environmental risks: new perspectives in planning and prevention against pollution and natural disasters, using advanced machine learning models
- ✓ Particular attention to the environmental implications of using artificial intelligence tools
- ✓ Develop ELRA's guidelines on the application of AI in EU land registers

# THANK YOU FOR YOUR ATTENTION

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