EUROPEAN LAND REGISTRY ASSOCIATION (ELRA)

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www.elra.eu
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ELRA 20 European Land Registry Association ANNIVERSARY

Co-funded by the European Union

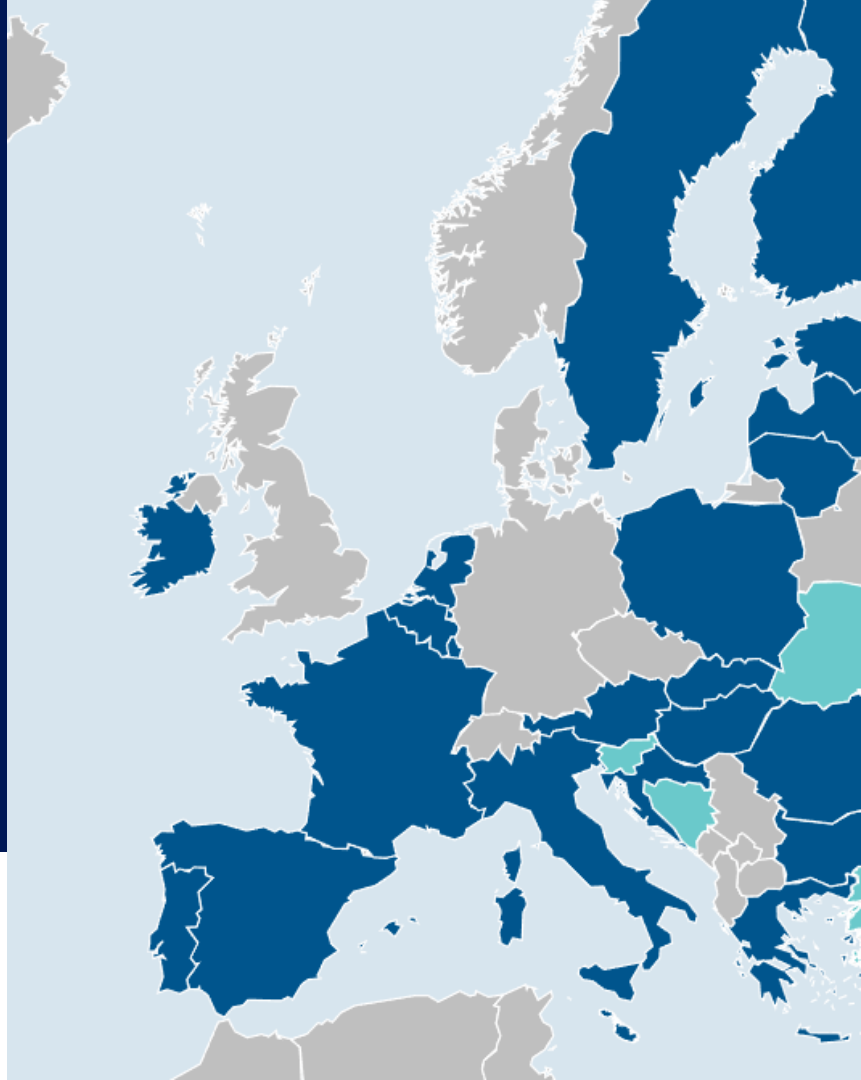


TABLE OF CONTENTS

01

European Land Registry Association (ELRA)

02

European Land Registry Network (ELRN)

03

Latest ELRA News & Updates

04

IMOLA Project



European Land Registry Association (ELRA)

1

What is ELRA?

The European Land Registry Association (ELRA), founded in 2004, is an international non-profit organization. Its mission revolves around promoting mutual understanding of land registers to foster an open and secure Europe that serves and protects citizens



31 organizations representing the Land Registries of 27 European countries



Principle of respect towards the different EU legal systems

Members

AUSTRIA
- Ministry of Justice of Austria

BELGIUM
- Agency of patrimonial documentation

BULGARIA
- Bulgaria Registry Agency

CROATIA
- Ministry of Justice of the Republic of Croatia

CYPRUS
- Department of Lands and Surveys of Cyprus

ESTONIA
- Ministry of Justice of Estonia

FINLAND
- National Land Survey of Finland

FRANCE
- Direction Générale des Finances Publiques

GREECE
- Hellenic Cadastre
- Greek Land Registrars Association

HUNGARY
- **General Department of Land Register and Cartograhpy**

IRELAND
- Property Registration Authority Ireland

ITALY
- Agenzia delle Entrate
- Servizio Libro Fondiario Provincia of Trento

LATVIA
- Court Administration, Department Of Courts And Land Registers

LITHUANIA
- State Enterprise Centre Of Registers Of Lithuania

LUXEMBOURG
- Administration De L'enregistrement Et Des Domaines De Luxembourg

MALTA
- Land Registry Malta

POLAND
- Polish Association of Registrars

PORTUGAL
- Instituto dos Registos de Portugal
- Associação Sindical Dos Conservadores Dos Registos

ROMANIA
- The Romanian Land Registry Association
- National Agency for Cadastre and Land Registration

SLOVAK REPUBLIC
- Geodesy, Cartography and Cadaster Authority

SPAIN
- Colegio de Registradores de España

SWEDEN
- Lantmäteriet

THE NETHERLANDS
- Cadastre, Land Registry And Mapping Agency

Observer Members

BOSNIA AND HERZEGOVINA
- Prosecutor's Office Of BiH

ESTONIA
- Centre Of Registers And Information Systems

SLOVENIA
- Supreme Court of the Republic of Slovenia

TURKEY
- General Directorate of Land Registry and Cadastre

UKRAINE
- **State Service of Ukraine for Geodesy, Cartography and Cadastre**

Partners

CENoR

FACULTY OF LAW, TRENTO UNIVERSITY



Cooperation with the European organizations as:



EUROPEAN JUDICIAL NETWORK
IN CIVIL AND COMMERCIAL MATTERS

ELI
EUROPEAN
LAW
INSTITUTE

eurogeographics

EUROPEAN
BUSINESS
REGISTRY
ASSOCIATION

PCC
Permanent Committee
on Cadastre in the
European Union

UNECE

Partnership with other international associations:

ipra-cirder
INTERNATIONAL PROPERTY REGISTRIES ASSOCIATION

iberoreg



European Land Registry Network (ELRN)

2

ELRN EUROPEAN LAND REGISTRY NETWORK



Created in 2010



26 land registry organizations from 22 EU Member States



Objective: Facilitate cooperation among land registries



Supported by the European Commission (Civil Justice Programme)

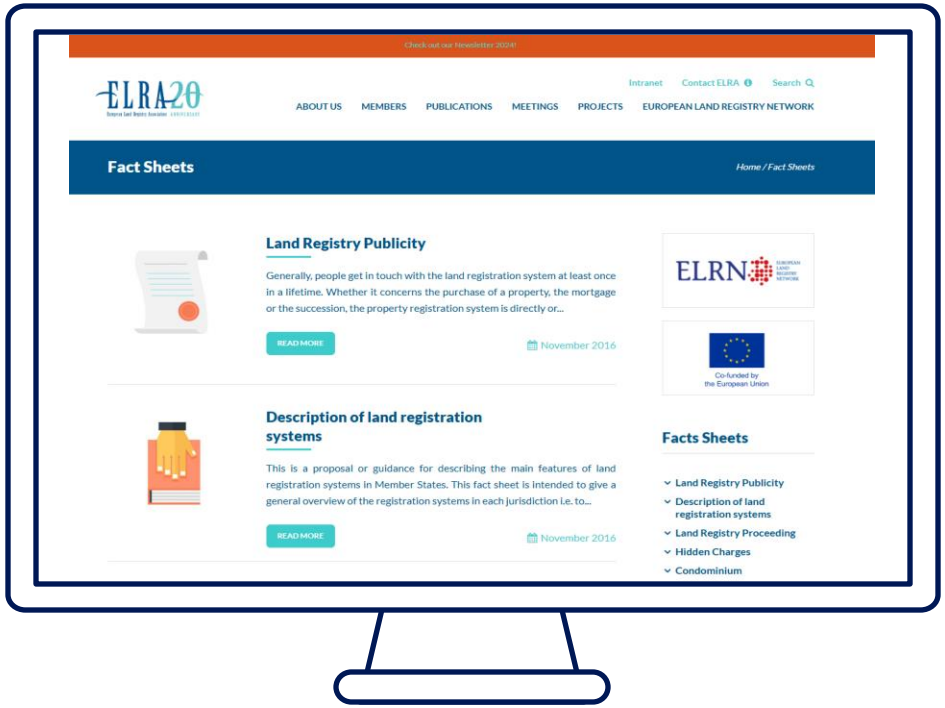


Provides tools for easier access to land registry services



Offers information to understand land registration systems across jurisdictions

Factsheets



- Land Registry Publicity
- Description of land registration systems
- Land Registry Proceeding
- Hidden Charges
- Condominium
- European Certificate of Succession (ECS)
- ELRD Reference Information
- Insolvency
- Avoiding duplicities when opening a new Land Registry File
- Land Registries & Cadastres in Europe
- Registering Property Rights of Married Persons and Registered Partners
- COVID-19 : Study on the special measures implemented in the LR in Europe
- Judicial Restrictions
- Property Taxes



Latest ELRA News & Updates

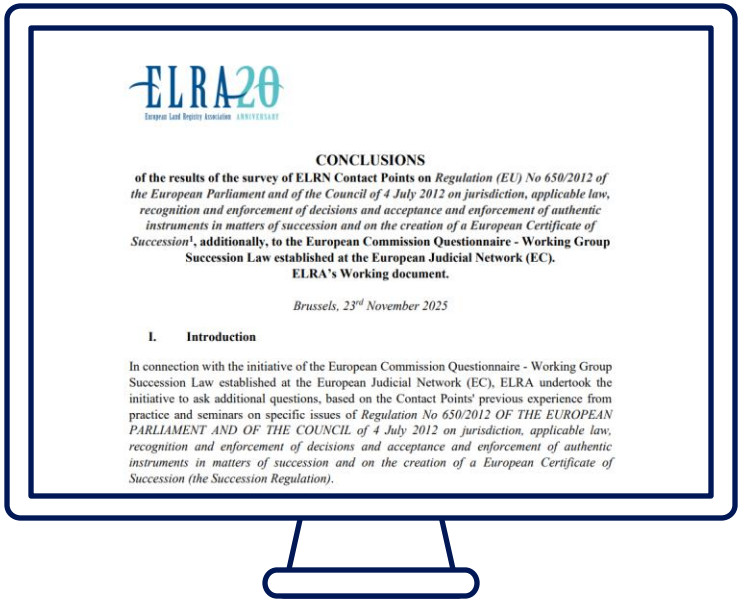
3

Topics

ELRA's major developments in 2026:

- **Succession**: participation in the European Commission's Working Group to address practical challenges in registering property rights through European Certificates of Succession (ECS), as well as preparation of a report on national registration requirements, and roundtable discussions of practical case studies.

- **Service of Documents**: a study to examine how cross-border service of documents is handled in land registration proceedings, assessing the applicability and use of Regulation (EU) 2020/1784, national procedural frameworks and alternative methods available across ELRN jurisdictions.



CONCLUSIONS

of the results of the survey of ELRN Contact Points on *Regulation (EU) No 650/2012 of the European Parliament and of the Council of 4 July 2012 on jurisdiction, applicable law, recognition and enforcement of decisions and acceptance and enforcement of authentic instruments in matters of succession and on the creation of a European Certificate of Succession*[1]**, additionally, to the European Commission Questionnaire - Working Group Succession Law established at the European Judicial Network (EC).**
ELRA's Working document.

Brussels, 23rd November 2025

I. Introduction

In connection with the initiative of the European Commission Questionnaire - Working Group Succession Law established at the European Judicial Network (EC), ELRA undertook the initiative to ask additional questions, based on the Contact Points' previous experience from practice and seminars on specific issues of *Regulation No 650/2012 OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL of 4 July 2012 on jurisdiction, applicable law, recognition and enforcement of decisions and acceptance and enforcement of authentic instruments in matters of succession and on the creation of a European Certificate of Succession (the Succession Regulation).*

Topics

ELRA's major developments in 2026:

- **Protection of vulnerable adults**: continue with the study of the European Legislative Proposal on the protection of adults in cross-border situations to contribute to the future implementation of the legal framework, monitoring legislative negotiations and assessing its implications for land registries, particularly regarding the envisaged European Certificate of Representation.

- **Housing**: ELRA's involvement in monitoring European housing initiatives and discussions, including their participation in the EU Housing Alliance and in the European's Parliament Housing Committee.





Topics

ELRA's major developments in 2026:

- **Videoconferencing**: preliminary study on the use of videoconferencing in land registration procedures across Member States, focusing on:
  - ❖ Current practices and use of videoconferencing in land registration.
  - ❖ National legislation allowing or restricting its use.
  - ❖ Potential benefits in cross-border cases.
  - ❖ Legal challenges concerning procedural formalities, legal certainty and document authenticity.

- **Digitalization and Artificial Intelligence**: the ELRA AI Working Group was established in 2025, bringing together 14 member associations, with 8 meetings held annually.

  It aims to examine the implications of AI in land registration and contribute to the development of guidelines and recommendations for its ethical and effective integration, also focusing on ensuring that the use of AI complies with the EU Charter of Fundamental Rights and the European Convention on Human Rights.



Topics

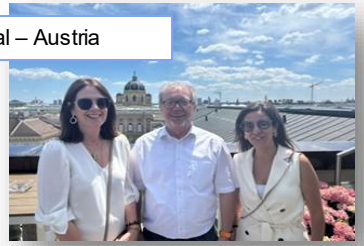
ELRA's major developments in 2026:

- **ELRN Exchange Programme**: launch of the exchange programme between European land registry institutions to gain insight into their procedures and working methods.

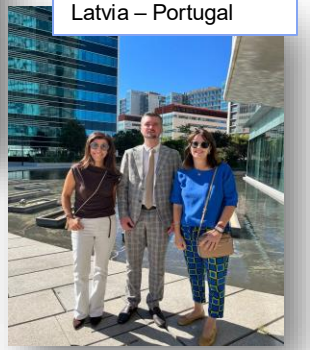
Objectives:

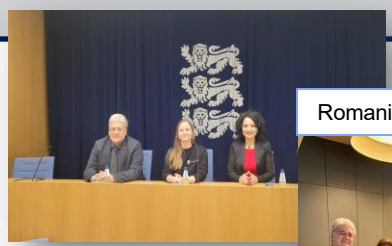
- Promote cooperation among ELRN Contact Points
- Improve mutual understanding of land registration practices and regulations in EU countries
- Share knowledge and best practices in property registration and related administrative procedures
- Address common challenges in international cooperation related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

Portugal – Austria



Latvia – Portugal





Romania – Estonia





IMOLA Project

4

The IMOLA (Interoperability Model for Land Registry) project aims to address the growing need for enhanced interoperability in land registry systems, particularly concerning the registration of foreign documents and judicial decisions. By establishing local equivalents for foreign legal rights, IMOLA facilitates the efficient implementation of EU Regulations on civil and commercial matters. This initiative places new demands on stakeholders such as registrars, judges, academics, solicitors, notaries, lawyers, and citizens, who must possess improved knowledge of foreign property rights, registration systems, and legislation.

The 4th edition of this project ended in August of this year.

IMOLA



THANK YOU FOR YOUR ATTENTION!

European Land Registry Association (ELRA)

@ELRAssociation