Creation and the maintenance of the cadastre in Bulgaria

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Cadastre and property register act - CPRA (adopted 2001)

Cadastral map
Location, boundaries and extent of immovable property; State borders; Boundaries of administrative-territorial units

Cadastral register
Right of ownership and other real rights over immovable properties

PROPERTY REGISTER
- lots of immovable properties
- acts recognizing or conveying right of ownership;
- acts establishing, conveying, modifying and terminating other real rights over immovable properties;
- interdictions and mortgages over the latter;
- other legal actions, circumstances and legal facts for which recordation is envisaged by law.
Territorial administrative units – 28 districts
Immovable properties, objects in the cadastre

- **Land property** is the basic unit of the cadastre, it is a part of the surface of the earth, including durably covered with water, defined by boundaries compliant with the right of ownership. The land properties fully cover up the territory of the country, defined by the state borders, without overlapping each other.

- **Building**, including also rough construction (building or structure which surrounding walls and roof have been made).

- **Self-contained object of property (SCOP) in a building or in a facility of the technical infrastructure** - part of the building or facility that has a self-dependent function and building with exposed walls. SCOP can be an apartment, office, studio, garage, store, etc.

- Each land property, building or self-contained object is attributed an identifier, a unique number by which the immovable property is singularly identified within the territory of the country.
Coverage with cadastral map and cadastral registers in compliance with the requirements of CPR Act

October 2019 – over 90% coverage

11 988 147 land properties
2 576 800 buildings
2 725 142 self-contained objects
Persons licensed to carry out activities on cadastre

Activities for the cadastre can perform persons who have acquired competence for cadastre under the conditions and by the order of CPRA, or such having acquired qualification according to the laws of an EU Member State or of another state which is a party to the Agreement for the European Economic Area or of the Confederation of Switzerland.

Competent person for cadastre can be an individual who:

- is a citizen of an EU Member State or of another state which is a party to the Agreement for the EEA or of the Confederation of Switzerland
- has graduated with a high school diploma in geodesy with education - qualification degree master – engineer or has got a recognizes professional qualification in geodesy according to the provisions of the Recognition of Professional Qualifications Act, if he/she is a citizen of an EU Member State or of another state party to the Agreement for the EEA or of the Confederation of Switzerland
- has got minimum two years of experience in the field of cadastre, respectively in the field of geodesy or cartography.

A legal entity, in which specialized staff there is a person or persons competent to carry out activities on geodesy, cartography and cadastre.
A procedure for production of a cadastral map shall be initiated by order of the executive director of the Agency for geodesy, cartography and cadastre.

The Agency shall assign to competent persons the implementation of activities for creating cadastral map and cadastral registers.

The produced cadastral map and cadastral registers shall be accepted by the office for geodesy, cartography and cadastre.
Production of cadastral map and cadastral registers - 2

Data from previous cadastral, regulation or structural plans

Data from digital map of the restored ownership of agricultural and forest lands

The data that corresponds by contents and precision to the requirements determined by the Law is combined for creating digital cadastral map and cadastral registers.

Data collected via geodetic, photogrametric and other measurements and calculations

Data for the owners and holders of other real rights, gathered from the registers to the maps and plans and the registers of the municipal and regional administration
The accepted cadastral map shall be publicized to the interested parties pursuant in "State Gazette", internet portal https://kais.cadastre.bg

Owners may lodge objections to the Agency, within a 30-days term after the publication in "State Gazette". A commission shall make motivated resolutions on the objections within a 30-days term after the expiry of the term for objecting. The competent person shall effect approved objections within 45-days

The adopted cadastral map shall be approved by order of the Executive Director of the Agency, and migrated in the cadastre information system.
After the publication of the cadastral map and the cadastral registers for the respective territory for issuance of acts which:

- acknowledge or transfer the right of ownership or
- establish, transfer, amend or terminate another real right on an immovable property or
- A mortgage is established

shall be required from the cadastral map

- A outline drawings (sketch) of a land property or a building
- A diagrams (scheme) of self-contained objects in buildings or in technical infrastructure facilities

issued by the Agency for geodesy, cartography and cadastre
Internet portal KAIS http://kais.cadastre.bg
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- Search
- Find
- View
- Automatically generated queries
- Application forms for requesting services
Requested cadastral services

Number of requested cadastral services

Year | Count
---|---
2015 | 700,000
2016 | 900,000
2017 | 1,000,000
2018 | 1,200,000

Requested cadastral services in 2018
- Sketches and Schemes of cadastral object: 43.2%
- Application of changes in the cadastral register: 32.8%
- Certificates for cadastral objects: 10.4%
- Application of changes in the cadastral map: 4.0%
- Determining and maintaining a cadastral identifier: 3.2%
- Other administrative works: 2.5%
- Copy of the cadastral map in vector or graphic format: 2.9%
- Other services: 1.0%
Users of cadastral information

KAIS portal

- **Individuals and companies**
  - Free access to basic cadastral information;
  - Automatically generated queries;
  - Application forms for services;

- **Notaries**
  - Free access to cadastral map and cadastral registers;
  - Electronic request and receipt of sketches for own procedures;

- **State and local administration**
  - Free access to cadastral map and cadastral registers;
  - Free documents and queries for their law duties;

- **Authorized state employee**
  - Free access to cadastral map and cadastral registers;
  - Free queries, documents for their law duties;
  - Rights for providing documents to end users;

- **Licensed surveyors**
  - Free access to cadastral map and cadastral registers;
  - Automatically generated extracts;
  - Rights for providing documents to end users;
Changes in the cadastral map

Competent person

Projects for modification

Apply changes in cadastral map

Test of the project

PASS

FAIL

GEODESY, CARTOGRAPHY AND CADASTRE AGENCY
Real property conveyance ecosystem

KAIS portal
GCCA front offices
Administration
Licensed surveyor
Notaries

Notary

Cadastral IS

Property register IS

REGISTRY AGENCY

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