

## constructions - draft laws published in November and December 2016

**Draft law regarding the amending and the supplementing of the Law of cadaster and real estate publicity no. 7/1996** was published on the official website of the Ministry of Regional Development and Public Administration.

The new government draft law aims to adjust, to restructure and to systematize the legislation of cadaster and real estate publicity to accelerate the systematic registration in the land book and to complete the cadastral works. Thus, the ultimate purpose is to create a unified, coherent, complete and modern record of property and other real rights as the foundation of a healthy business and social environment.

In case of the envisaged amendments, the following objectives are pursued:

- introduction of the General entry register as part of the integrated system through which one determines the rank of entries in the land book
- consecrating the principle of establishing rights instituted by the Civil Code after the completion of systematic registration under the new definitions of the land book and of real estate publicity;
- regulating the organization and operation of the board of directors of the National Agency of Cadaster and Real Estate Publicity ("The Agency"), as well as financing thereof;
- supplementing and centralizing the norms on the territorial offices, on the Professional Training Centre and the National Cartography Centre, by detailing their organization, main purpose, operation and financing;
- regulating the liability of the Agency and of the territorial offices, only in case their fault was already found regarding breach of applicable legal provisions on cadaster and land book.

**Draft Government Decision regarding the approval of the Regulation on the state control of quality in construction** was published on the official website of the Ministry of Regional Development and Public Administration.

The draft law aims to establish a general legislative framework, objectives, content, organization and method of exercising state control of quality in construction, by replacing the previous Regulation on state control of quality in construction, approved by Government Decision no. 272/1994. The new regulation is designed to implement legislative amendments occurred since 1994 until the present in the national legislation, including the adoption of Law. 10/1995 on construction quality as well as EU legislation in the field of construction.

The most important novelty brought by the new draft regulation is the removal of the permit issued by the State Inspectorate in Constructions for interventions to existing buildings, as stipulated in article 11 of the Regulation in force, which was approved prior to the issuance of Law no. 10/1995 regarding quality in constructions.

For additional details on this material, please do not hesitate to contact us.

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