

real estate - draft laws published in February 2018

Draft Government Emergency Ordinance amending and supplementing the Law on Cadastre and Real Estate Publicity no. 7/1996 was published on the website of the Ministry of Regional Development and Public Administration on 21 February 2018.

Amending the Law on Cadastre and Real Estate Publicity no. 7/1996 ("**Law No. 7/1996**") is determined by the lack of a complete record of real estate properties, which affects economic development both in social and business terms, contributing to an uncertain environment for investments. The purpose of amending Law no. 7/1996 is the acceleration of obtaining the cadastre in Romania and the implementation of the National Cadastre and Land Book Program, through the systematic registration of all the real estate on the territory of the country.

Thus, the draft establishes a new term up to which, at the level of each jurisdiction, at least one land book office and real estate publicity office or, as the case may be, a public relations office will be set up and will operate as units without legal personality, subordinated to the territorial offices, namely 31 December 2018.

In order to stimulate the financial allocations from the European Union for the implementation of the common agricultural policies, it will be explicitly mentioned that, when prioritizing the cadastral sectors proposed by the administrative-territorial units receiving the financing of the systematic registration works, the lands subject to subsidies paid by the Payments and Intervention Agency for Agriculture shall also be taken into consideration.

In order to simplify the procedures related to the systematic registration of under the National Program, the provisions regarding the issuance of the order of the general manager of the National Agency for the start of the works, and for the closure of the old records, will be repealed.

Further to the above, it is intended to amend Law no. 7/1996 in the case of the issuance of reports on the possession of property, according to the provisions of the Land Law no. 18/1991. Thus, property rights will be provisionally registered in favour of entitled persons; the provisional registration is made on the basis of the minutes of taking into possession and the decision of the county commission of the land regarding the validation of the property right issued under the law.