



## What is the Land Register?

The Land Register is a register of ownership relations and limited real rights established on the registered immovable for the benefit of third persons. The Land Register is maintained by land registry departments of local county courts. Estonian Land Register is a title-based electronic register. The title has to be entered into the Land Register in order to be valid. The entries made in the Land Register are presumed correct.

**The Land Register is accessible online and all register parts are valid electronically.**

The Land Register is composed of:

- ✓ Register parts (which are opened for each immovable). Real rights in immovable property are created, amended and extinguished by making an entry.
- ✓ A land registry archive holds the documents submitted on the immovable.

The screenshot shows the 'LAND REGISTER' search interface. It includes a search form with fields for County, Municipality/City, Village/small town, Address, Apartment no, Surname (Anna), Name (Minna), Former Owner, Former registered immovable number, Registered immovable number, Cadastral unit, Company, Legitimated person, and Land registry division. Below the form is a 'Print' button and a table of search results.

Registered immovable property number	Former registered immovable property number	Legitimate mark	Land register division	Type of immovable	Name of the registered immovable	Cadastral unit	Address	Apartment no	Owner
23133501	231335	*	Tallinna	Kinnisasi	Kukemetra	19501:001:0280	Läänemaa, Hanila vald, Kuke küla, Metsa		Anna Minna (Isikukood 112293)

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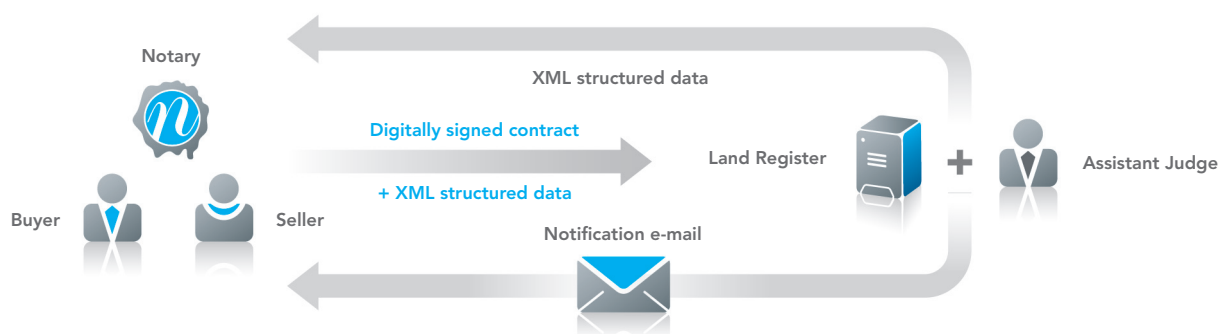
### Information in Register part is divided into four sections:

1. **section** contains cadastral information - address, area, purpose of land;
2. **section** is about ownership relations;
3. **section** contains information about encumbrances, restrictions, rights of use, other notations;
4. **section** contains information about mortgages.



# *How the Land Register information system and data exchange has reduced the conveyancing procedure significantly:*

- The whole registration procedure: entering applications, making entries into the register part and announcing concerned parties is covered by the digital Land Register software.
- A lot of the routine activities are semiautomatic, therefore work can be done without human intervention, making the process more efficient.
- Texts of entries are composed automatically from templates.
- Thanks to the digital structured data exchange with other basic registers like Land cadastre, Commercial Register, Population register and the notarial information system, fewer mistakes occur and less paper is printed.
- Information system which is based on web application is sustainable and can be easily developed further.
- It is easy to get statistics.
- The system can be used anywhere via the Internet. New custom Internet services are developed according to the customer needs.
- Land Register information is digital and available for everyone. Information in the Land Register is presumed correct and has legal power electronically.



## The conveyance procedure in Estonia

If an owner wants to sell one's land or real property, he or she has to go to the public notary. The notary performs the necessary inquiries from the Land Register and prepares the contract (deed). The notary then sends a digitally signed (qualified digital signature) contract and application electronically to the Land Register information system where it is automatically registered. The registrar receives the electronic application (from here on the process is managed in the Land Register

information system) and prepares the electronic entry from template (automatic). Assistant judge makes an entry to the Land Register. After that the registrar sends the decision to the notary and an e-mail to the participants (this is a semiautomatic electronic procedure).

### Further information

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