The Spanish Cadastre and Property Rights Registry: a smart model of coordinated interaction

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The Spanish Cadastre and the Property Rights Registry are two independent but closely related organizations. Reforms introduced legally in 2015 established that the description of properties in the Property Rights Registry is to be done by a geo-referenced graphical representation.

To achieve this goal it has been necessary to establish a smart model of coordinated interaction between Cadastre and Property Rights Registry. Technology enables solutions that previously were impossible to consider. All aimed at offering a better service to citizens, increasing legal security and reducing the administrative burden.

Citizens may request the addition of a graphical geo-referenced representation in the Property Rights Registry at any time; however it must be included when there is a modification of the real estate configuration or description, such as first inscription, fusion and/or land consolidation. The graphic geo-referenced description is based on the cadastral cartography. Once the cadastral data have been incorporated in the real estate information in the Property Rights Registry, the delimitation, location and area data are considered to be true for all legal purposes. The Property Rights Registry`s record will also indicate if the real estate is coordinated with the Cadastre and the date of coordination. In case of disagreement, citizens can provide an alternative geo-referenced representation that is then used to update the Cadastre provided it passes the appropriate graphical and technical validations.

The presentation introduces both organizations, centers the new framework of collaboration, and focus on the problems and the solutions achieved, not only of technical nature, in this smart model of interaction.