The Cadastre Legislation in Bulgaria - historical reference

- 1908 г. – The Cadastre Act

The objective cadastre is the physical and legal determination of real estate. Its creation is done in a way to serve for the correct definition of land tax, for the introduction of land books, and for works related to the planetary and altimetry of the country.

The cadastral measurement is to be performed by the Cadastral Department at the Ministry of Finance.

This act remains unapplied.
1941 г. - Cadastre and Land Consolidation Act (Repealed 1951)

The cadastre is a geometric representation, list entry and a description of the real estate. The Cadastre is an activity carried out by the Ministry of Agriculture and State Property for the territories belonging to the settlements and by the Ministry of Public Buildings, Roads and Public Works - for the settlements themselves. The cadastre identifies: the type, the location, the boundaries, the size and the owner of the real estates, by elaborating a cadastral plan with horizontal and drawing up the necessary papers.

Cadastral plans for 700 settlements with a total area of about 15 thousand km² have been created under this act.
The Cadastre Legislation in Bulgaria - historical reference

1945 Cooperative Farmings Act
Objective – land-use planning and land consolidation in the form of cooperative ownership.
Between 1951 and 1980, when the Unified Cadastre Act of the People's Republic of Bulgaria was adopted, the cadastre was regulated by Planned Upbuilding of Settlements Act (1949) and the Territorial and Urban Planning Act (1973). These acts define the place of the cadastre only within the settlements as the basis of urban planning.
The cadastre loses its main function of registration and description of the objects of property and acquires an supporting function for spatial planning in the settlements and the agricultural and forest territories do not need a cadastre.
In 1951, the Geodesy and Cartography Head Office was established with the task of creating topographical, geodetic and cartographic materials and data.

- 1979 - the Unified Cadastre Act of the People's Republic of Bulgaria

The Unified Cadastre of the People's Republic of Bulgaria should provide data for the territory of the country with its natural resources and the underground and above ground real tangible assets.

The cadastre under this act is a system for collecting and maintaining information on the state of the territory and on all sites of importance for social management, socio-economic planning and for spatial planning.
• Legislative reform related to the ownership


Modern methods and tools for creating and maintaining the data in the cadastre.
The objectives of the Cadastre and Property Register Act of 2000

- Creation and maintenance of a cadastral map and cadastral registers in digital form:
  - Includes the entire territory of the country - settlements, agricultural lands, forests and other territories;
  - Provides data for the location and characteristics of land properties, buildings and self-contained objects in buildings;
  - Each property receives a unique number for the territory of the country - an identifier.
- Transition from nominative to real property based registration;
- Establishment of an integrated information system of the cadastre and property register with two-way connection between the cadastre and the property register databases through the property identifier;
The reform, restoring the role and importance of the cadastre

- Establishment of a Cadastre Agency - 2000 (Geodesy, Cartography and Cadastre Agency- 2006 according to the entry into force of the Geodesy and Cartography Act)
- Executive Agency to the Ministry of Regional Development and Public Works;
- HQ and 28 territorial units in the administrative centers of the districts;
- Responsible institution for the location, boundaries and characteristics of real estate on the territory of the Republic of Bulgaria;
- Establishment of Registry Agency - 2004
- Executive Agency to the Ministry of Justice;
- HQ and 112 territorial units in court districts;
- The responsible institution for the registration of the acts, certifying the existence, transfer and redemption of the real estate property rights;
Territorial administrative units – 28 districts

- Vidin
- Montana
- Vratsa
- Pleven
- Lovech
- Veliko Tarnovo
- Targovishte
- Gabrovo
- Stara Zagora
- Sliven
- Yambol
- Burgas
- Blagoevgrad
- Pazardzhik
- Plovdiv
- Smolyan
- Kardzhali
- Haskovo
- Sofia
- Sofia district
- Pernik
- Kyustendil
- Ruse
- Razgrad
- Shumen
- Varna
- Dobrich
- Silistra
- Capital city
- District administrative center
- District boundaries
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.
Data sources for creation of cadastral map and cadastral registers

Data from previous cadastral, regulation or structural plans

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

Data collected via geodetic, photogrammetric 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 procedure of creation of the cadastral map and the cadastral registers starts with an order of the Executive Director of GCCA.

The GCCA assigns to certified surveyors the implementation of activities for the creation of the cadastral map and cadastral registers.

The created cadastral map and cadastral registers are accepted by the geodesy, cartography and cadastre offices.
PROCEDURE FOR CREATION OF CADASTRAL MAP AND CADASTRAL REGISTERS

The accepted cadastral map and cadastral registers shall be announced in the “State Gazette” and in appropriate places with public access.

The cadastral map and cadastral registers are approved by an order of GCCA Executive Director, published in the “State Gazette” and entered in the Cadastre Information System.

CPRA was amended in 2016 and the GCCA started scheduled transformation of the digital map of the agricultural and forest territories (Restored ownership map) into cadastral map and cadastral registers.
Geodesy, Cartography and Cadastre Agency

Cadastre and Land Register Act

- creation and maintenance of cadastral map and cadastral registers;
- elaboration of drafts of legislative acts in the field of cadastre and geodesy;
- carrying out the activity on the cadastre in coordination with the activities on the property register, the unified classifier of administrative-territorial and territorial units (EKKATE), the single national administrative register (BULSTAT), unified system of civil registration and administrative service of the population (ESGRAON), registers of state and municipal properties;
- provision of administrative and technical services for users of cadastral information;
- Maintenance of the state geodetic, cartographic and cadastral fund;
- keeping the registers of certified surveyors
In 2006, with the adoption of the Geodesy and Cartography Act, GCCA was assigned the activities related to:

- creation and maintenance of state topographic maps in scale 1: 5000 and 1: 10,000;
- maintenance of the state leveling network and of the network of sea level (mareograph) stations;
- maintenance of geodetic networks for local use;
Geodesy and Cartography Act

- creation and maintenance of topographic databases and geoinformation system;
- performing the technical work on establishment of geographical names in the Republic of Bulgaria, keeping their register, creation and maintenance of database and information system;
- interaction and cooperation with state bodies as well as with other organizations in the country and abroad.
THANK YOU FOR YOUR ATTENTION!

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