



PCC Conference and Plenary Meeting  
**Cadastre - contributions for a low carbon economy and society**  
Lisbon, 26 to 27 May 2021

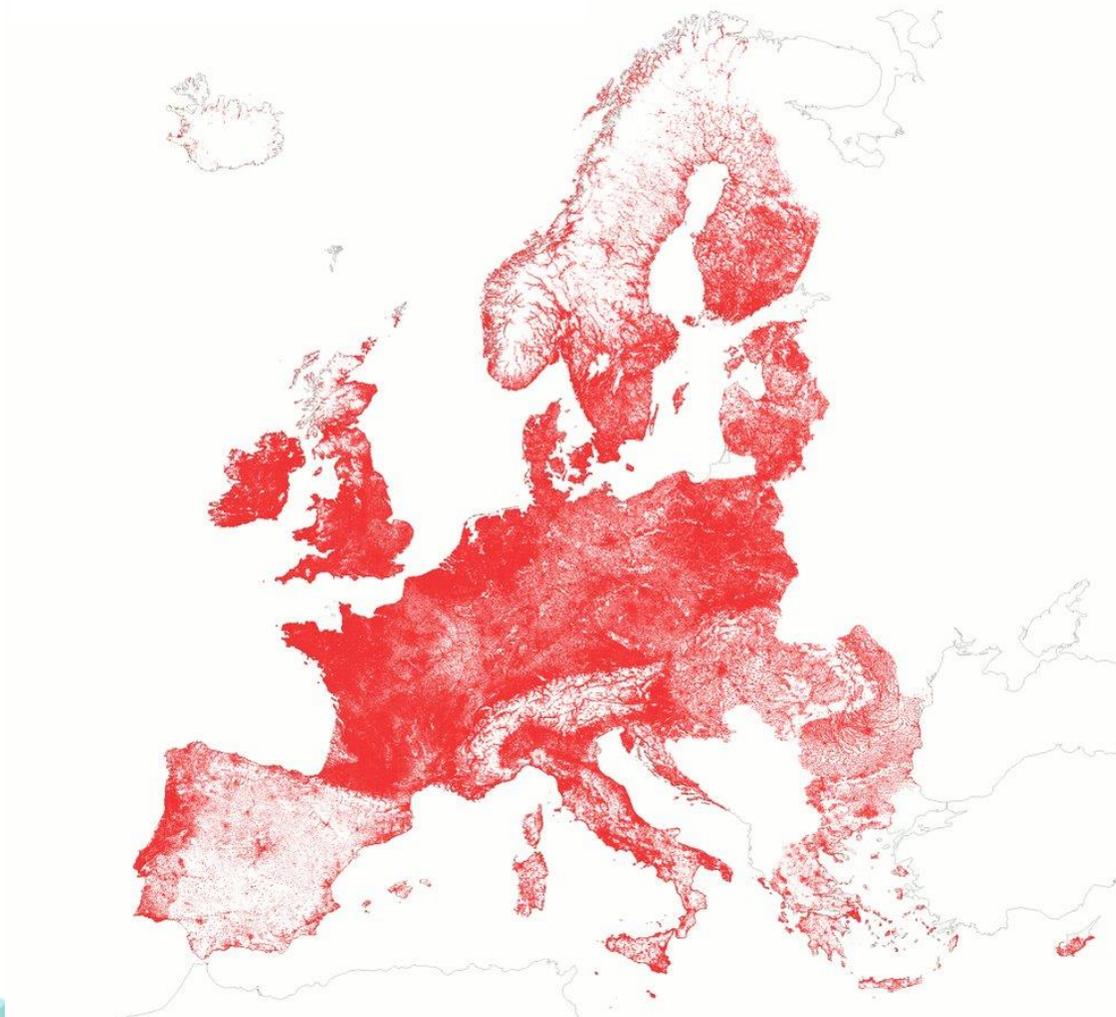


**Strategic Plan of Spanish Cadastre for Rural Territory**

Amalia Velasco  
Spanish Directorate General for Cadastre



# WHERE PEOPLE LIVE IN EUROPE



# Spain Battles Rural Depopulation

By Graham Keeley  
March 18, 2021 08:11 AM



FILE - Sinforosa Sancho, 84, takes a walk in the empty village of La Estrella, Spain, May 24, 2018. For more than 30 years, Sinforosa and her husband Juan Martin Colomer lived alone in the village that once had more than 200 inhabitants.

Over the past 50 years, Spain's countryside has lost 28% of its population and are now known as “the empty Spain”.

There are 6,800 villages with less than 5,000 inhabitants

Nearly half of Spain's municipalities currently have a population density of less than 12.5 inhabitants per square kilometer

“Working to recover equal opportunities for the rights of people throughout the territory is key”



## Index:

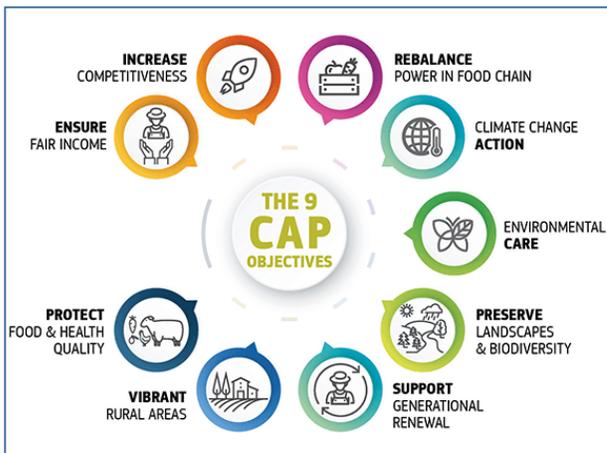
- What does the European Commission says about it?
- What is the Spanish plan to fight depopulation?
- What is the role of the Cadastre?
- What problems need to be solved?
- Strategic plan of the cadastre for the rural territory
- Conclusions



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The screenshot shows the website for the European Economic and Social Committee. The header includes the European Union flag and the text 'European Economic and Social Committee'. There are navigation links for 'About', 'Our work', 'Policies', 'Agenda', 'News & Media', 'Members & Groups', and 'Sections & Other Bodies'. A search bar is located in the top right corner. The main content area features a title: 'An integrated approach for the EU's rural areas, with particular emphasis on vulnerable regions (own-initiative opinion)'. Below the title are links for 'Presentation', 'Timeline', and 'Related opinions'. A language selector is set to 'English'. A small 'PCC' logo is visible in the top right corner of the page.

European policies should promote the harmonious development of the Union as a whole, paying particular attention to rural areas, .....

(CAP) 2021-2027:

ensuring a fair income for farmers,  
increasing competitiveness,  
rebalancing power in the food chain, taking climate change action,  
protecting the environment,  
preserving landscapes and biodiversity,  
supporting generational renewal....

Holistic approach that facilitates more balanced territorial development.

The CAP should operate in close conjunction with regional and cohesion policies to ensure balanced territorial development

A comprehensive strategy for these territories requires:

- **greater budgetary funding,**
- **coordination between organizations and**
- **policy alignment**

To reduce disparities in development and boost competitiveness of rural areas, it is necessary the construction of **innovation support ecosystems,**



**In order to have an impact on rural areas in the EU, with a special focus on vulnerable regions, action should be taken in relation to five aspects:**

- the spatial aspect → fostering balanced development that streamlines flows between rural and urban hubs in each area;
- the economic aspect → encouraging decentralisation and diversification as drivers for rebalancing income
- the social aspect → ensuring access to essential education, health, transport, cultural and other services
- the environmental aspect → agroecology and defence of biodiversity
- the institutional aspect → creating an accompanying ecosystem to facilitate progress



Digitisation processes in rural regions allows the development of new work and business opportunities



The improvement of communications in rural areas should be linked to the territory and not exclusively to the population.

The areas where the agricultural activity takes place need to have the capacity to make the most of new technologies.

Digitisation generates expectations for young people and leads to a shift in depopulation rates.



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## RECOVERY PLAN. 130 MEASURES IN FRONT DEMOGRAPHIC CHALLENGE

In a bid to redress decades of rural decline, Spain's government approved a plan for population regeneration.

The plan consists of 130 measures to try to redress this demographic challenge

Big inversion oriented towards a wide set of objectives that promote equal opportunities and territorial vertebration, through:

- the economic diversification of the most disadvantaged areas,
- the drive for innovation;
- full digital connectivity;





The plan has 130 actions, ordered in 10 axes of action

The government aid package involves: extending the 5G telephone network across Spain, the development of technologically smart cities in rural areas and regional innovation centers.

Extra help will also be given to the elderly in rural areas as well as help for women and young people to find jobs.

"reversing the current demographic trend is possible if rural young people are offered the opportunity to carry out a paid professional activity with prospects for the future and it is possible to project an attractive and interesting image of these territories".

- Eje 1 IMPULSO DE LA TRANSICIÓN ECOLÓGICA
- Eje 2 TRANSICIÓN DIGITAL Y PLENA CONECTIVIDAD TERRITORIAL
- Eje 3 DESARROLLO E INNOVACIÓN EN EL TERRITORIO
- Eje 4 IMPULSO DEL TURISMO SOSTENIBLE
- Eje 5 IGUALDAD DE DERECHOS Y OPORTUNIDADES DE LAS MUJERES
- Eje 6 FOMENTO DEL EMPRENDIMIENTO Y DE LA ACTIVIDAD EMPRESARIAL
- Eje 7 REFUERZO DE LOS SERVICIOS PÚBLICOS E IMPULSO DE LA DESCENTRALIZACIÓN
- Eje 8 BIENESTAR SOCIAL Y ECONOMÍA DE LOS CUIDADOS
- Eje 9 PROMOCIÓN DE LA CULTURA
- Eje 10 REFORMAS NORMATIVAS E INSTITUCIONALES PARA ABORDAR EL RETO DEMOGRÁFICO

## 130 MEDIDAS FRENTE AL RETO DEMOGRÁFICO

	<b>Eje 1</b>	<b>IMPULSO DE LA TRANSICIÓN ECOLÓGICA</b>
	<b>Eje 2</b>	<b>TRANSICIÓN DIGITAL Y PLENA CONECTIVIDAD TERRITORIAL</b>
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	<b>Eje 6</b>	<b>FOMENTO DEL EMPRENDIMIENTO Y DE LA ACTIVIDAD EMPRESARIAL</b>
	<b>Eje 7</b>	<b>REFUERZO DE LOS SERVICIOS PÚBLICOS E IMPULSO DE LA DESCENTRALIZACIÓN</b>
	<b>Eje 8</b>	<b>BIENESTAR SOCIAL Y ECONOMÍA DE LOS CUIDADOS</b>
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<b>7.7</b>	Acercar servicios a la ciudadanía Ministerio del Interior
<b>7.8</b>	Uso compartido de instalaciones de la Guardia Civil Ministerio del Interior
<b>7.9</b>	Prevención ante emergencias y catástrofes Ministerio del Interior
<b>7.10</b>	Promoción y fomento de los centros territoriales de la UNED Ministerio de Universidades
<b>7.11</b>	Nuevo Centro de Proceso de Datos de la Seguridad Social en Soria Ministerio de Inclusión, Seguridad Social y Migraciones
<b>7.12</b>	Prevención del abandono temprano de la educación y mejora de los resultados educativos II Ministerio de Educación y Formación Profesional
<b>7.13</b>	Refuerzo de entidades administrativas con competencias en gestión o ejecución de la I+D+I Ministerio de Ciencia e Innovación
<b>7.14</b>	Unidad del Catastro para el Territorio Rural Ministerio de Hacienda
<b>7.15</b>	Proyecto de refuerzo a la inversión en el territorio rural Ministerio de Hacienda
<b>7.16</b>	Fomentar la creación de nuevos centros e infraestructuras científicas nacionales Ministerio de Ciencia e Innovación
<b>7.17</b>	Centro de Competencias Digitales de RENFE Ministerio de Transportes, Movilidad y Agenda Urbana
<b>7.18</b>	Oficinas Municipales de Justicia Ministerio de Justicia
	Avuadas Consejo Superior de Deno...



Actios under Spanish Cadastre responsibility

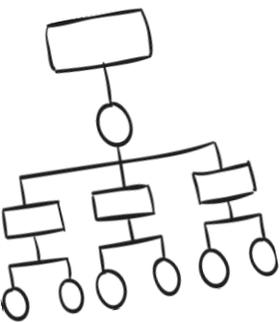
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## 7.14. UNIT OF THE CATASTRO FOR RURAL TERRITORY

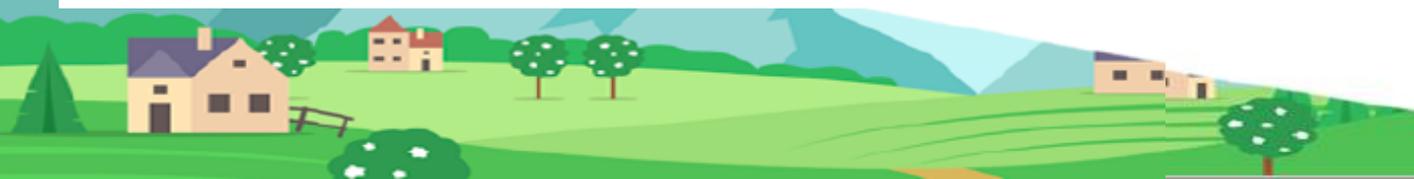
Creation within the organization chart of the cadastre a NEW Unit for the Rural Territory. The aim is to put cadastral data at the service of rural territory, demographic challenge, environmental protection and contribution to the revival of the economy. To this end, an information platform accessible to all citizens will be created.



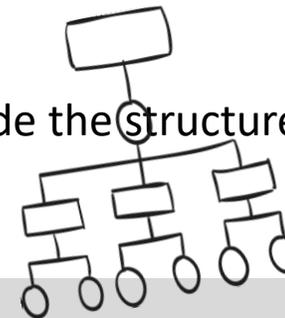
## 7.15. PROJECT TO STRENGTHEN INVESTMENT IN RURAL TERRITORY

Create a legal security framework to ensure the support and improvement of the competitiveness of the agri-food sector, essential elements to maintain population, employment and economic activity in rural areas.

7.7	Acercar servicios a la ciudadanía Ministerio del Interior
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7.18	Oficinas Municipales de Justicia Ministerio de Justicia
	Escuelas Consejo Superior de Deportes



Creation a NEW specific unit inside the structure of cadastre for rural territory



## Strategic Plan for rural territory



### ÍNDICE

1. Análisis estratégico
2. Misión
3. Visión
4. Valores
5. Análisis DAFO
6. Estrategia de la Unidad del Catastro del Territorio Rural
  - 6.1. Ejes Transversales
  - 6.2. Objetivos estratégicos
7. Seguimiento y Evaluación del Plan
8. Resumen de la Estrategia

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## Strategic Plan for rural territory



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Many problems to resolve:

- Quality of rural cadastral data.
- Registration in the property register
- Environmental issues: protected areas, public domain, etc...
- Acces to agrarian land
- Digital services for rural areas
- Etc...

**The Spanish Cadastre is principally a fiscal cadastre, whose databases of cadastral values of rural and urban real estate are the basis for the calculation of real estate tax and other local, regional and national taxes.**

## Cadastral Values: Reference for Spanish Public Administration.

*The cadastral value is an administrative value, and it is the basis for or it is taken as a reference in relation to certain actions of the Public Administrations:*

*From a tax view:*

*Recurrent Property Tax,  
 Income Tax,  
 Wealth Tax  
 Tax on the Increase in Value of Urban Land,  
 others.*

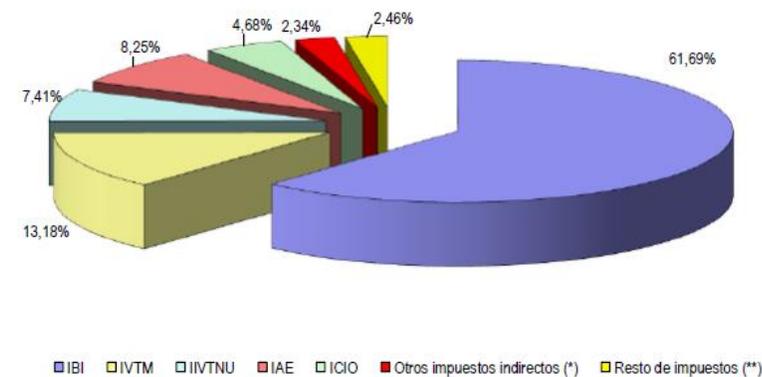
*From a non-tax view:*

*expropriation,  
 urban assessments,  
 certain types of aids,  
 scholarships and grants, etc.*



RECURRENT real estate tax is the main income of the Spanish municipalities,

64% of local fiscal income



■ IBI ■ IVTM ■ IIVTNU ■ IAE ■ ICIO ■ Otros impuestos indirectos (\*) ■ Resto de impuestos (\*\*)

the values of urban and rural real estate are very different.

Average cadastral value	
Of urban real estate	60.216 €
By Ha of rural real estate	1.570 €



The method of valuation of rural assets is very outdated and there has never been an interest in improving the valuation for a political reason.

The little importance in the taxation of rustic properties has meant that the municipalities, which are the main maintainers and correctors of the cadastral data, did not devote as much attention as to urban properties



## CADASTRE

VS.

## PROPERTY RIGHTS REGISTRY

- It is an administrative register that impacts on the government-citizen relationship
- Registration in the Cadastre is mandatory

- It is a legal register with effects on private relationships
- Registration is voluntary at the request of holders
- It serves to ensure the safety of property transactions
- It is financed by the registration fees and Property Rights Registry publicity

Cadastral principles that define its mission are

- the principle of **generality** (all properties must be included in the Cadastre),
- and the principle of **tax justice** (the cadastral value must be a valid index of taxable capacity)

Rural real estate are less registered in the Property Rights Registry .

## MAZALEON ( TERUEL )

## INMUEBLES REGISTRADOS DEL MUNICIPIO

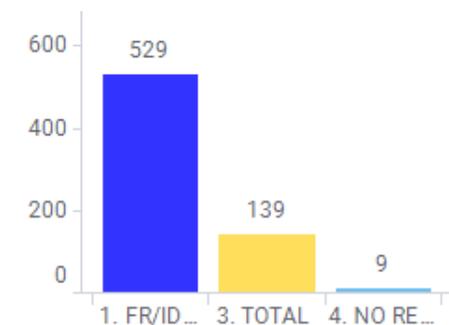
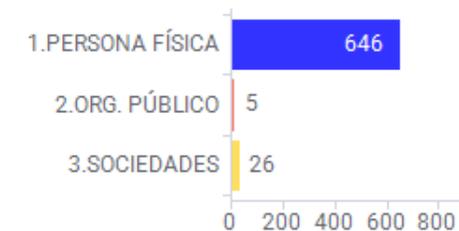
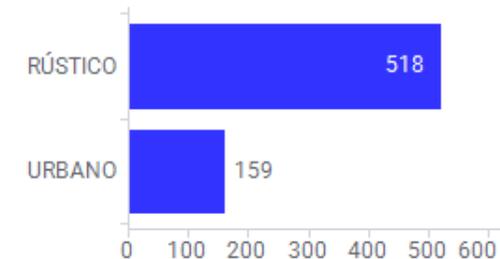
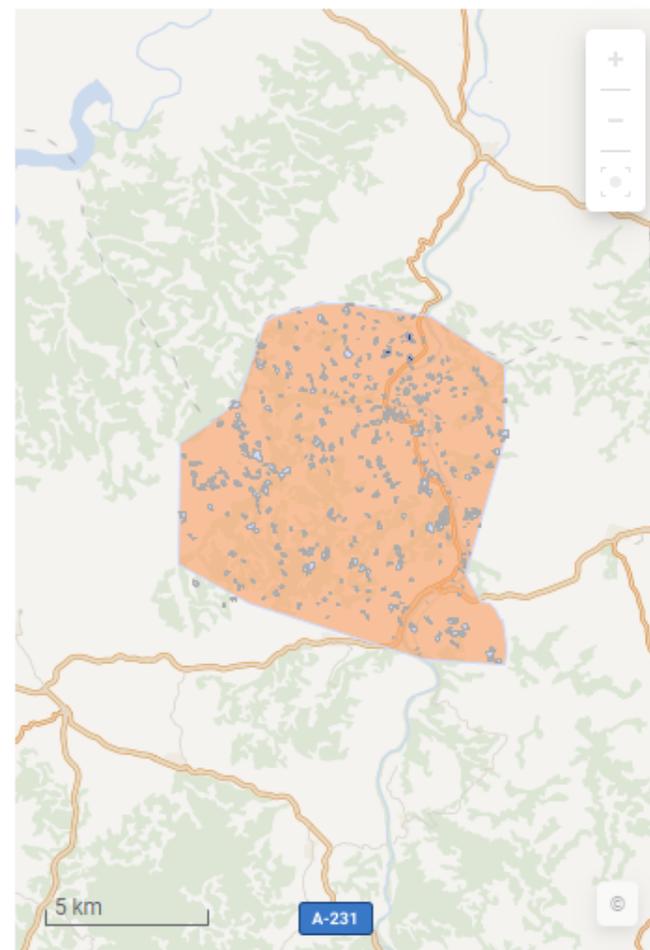
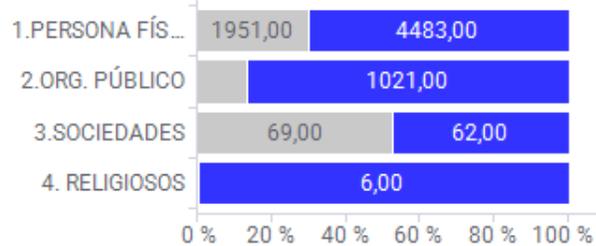
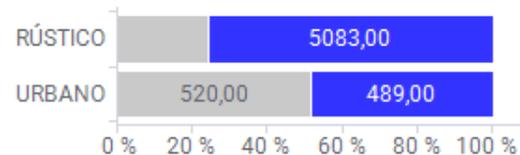
In depopulate areas there are few real estates registered in the Property Rights Registry

### Inmuebles por registrar:

URBANA	RÚSTICA
79,23 %	91,36 %

### Titulares

REGISTRADOS | NO REGISTRADOS



# United Nations links sustainable development to land tenure security in 7 of the SDGs of the 2030 Agenda

In Spain, reform introduced legally in 2015 established that the description of properties in the Property Rights Registry is done by a geo-referenced graphical representation using Cadastre

Cadastre and Property Land Registry must work together to solve the problem



Environmental degradation takes two equally severe forms:

1. excessive pressure on air, water and soil due to the concentration of economic activity in urban areas, and
2. the abandonment of large areas of territory, whose biological and landscape diversity declines irreparably without respectful management to maintain and enrich it.

# The European Green Deal

#EUGreenDeal

## MAIN PART OF THE CALL FOCUSING ON INNOVATIVE SOLUTIONS AND DEMONSTRATIONS

Total budget up to 1bn – division between areas not yet established





## How to support the social inclusion of young people in rural areas?

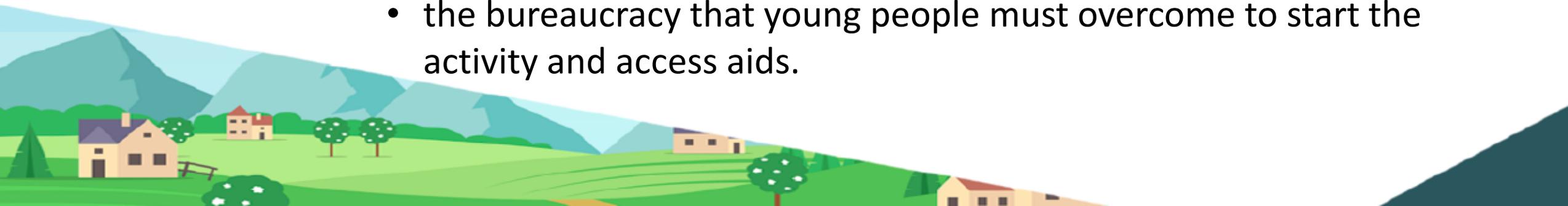
43% of 15-24 year old in rural areas had secondary or upper secondary qualifications in 2014 as opposed to 46% in urban areas.

Reversing the current demographic trend is possible if rural young people are offered

- the possibility of carrying out a professional activity and
- an attractive image of those rural territories is projected

### **Problems for generational change** in the rural areas

- access to land and financing and
- the bureaucracy that young people must overcome to start the activity and access aids.



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## 7.14. UNIT OF THE CATASTRO FOR RURAL TERRITORY



Put cadastral data at the service of **public policies**.  
linkage with the **sustainable development** of rural territory and  
the **environmental protection**,



we are creating



an information system for environmental governance, integrated with a system of warnings for cadastral holders that provides the necessary legal certainty in land tenure to facilitate access to land and promote entrepreneurship,

using new technologies and especially mobile devices, (very much used in rural territory ) and in accordance with the European Digital Agenda



## 7.14. UNIT OF THE CATASTRO FOR RURAL TERRITORY

Characteristics of the system

### An information system for environmental governance

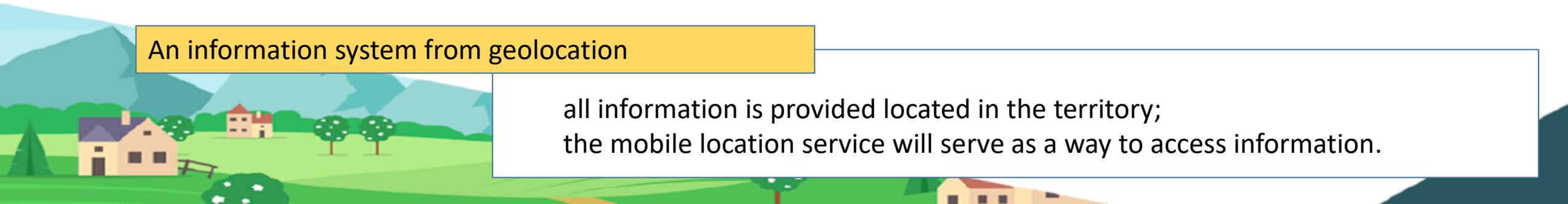
incorporate information at the cadastral parcel level: rights and restrictions, environmental services, agroclimatic characteristics, productive potential, land transfer market, organic agriculture or forest certification.

### A System of Warnings to Cadastral Holders

an alert service that through the mobile device that will communicate to the user all information with importance for his property: as cadastral declarations, requests for aid from the CAP, alterations in adjoining properties.

### An information system from geolocation

all information is provided located in the territory;  
the mobile location service will serve as a way to access information.



## 7.15. PROJECT TO STRENGTHEN INVESTMENT IN RURAL TERRITORY

Main objective: to provide rural territory with the legal certainty necessary to encourage investment, reduce waste of land in production

- Environmental protection by registering protected areas in the cadastral database.
- Improve the cadastral description of real estate, not only through the declaration of individuals, but through administrative work to exchange information, in order, in this way, to minimize the burdens of the citizen.
- Identification of disused parcels and Identification parcels without owner, for possible inclusion in land banks, which will allow a revival of the economy
- Improved public domain identification and protection through the Public Domain Identifier (IDP).

RRR...Include all environmental restrictions and protected areas

Update and improve quality of cadastral data

Support Land banks

Public Domain Identifier

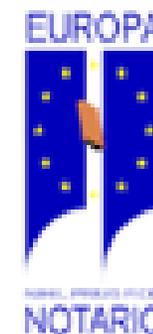
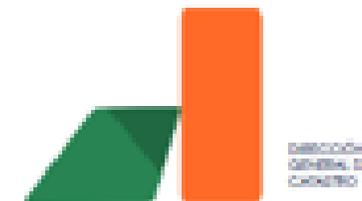


## PROPERTIES REGISTERED AND COORDINATED IN THE PROPERTY REGISTRY

Provide the rural territory with the necessary legal security to promote sustainable development in municipalities with depopulation problems.

Through general actions by municipalities or regions, serving citizens in their own municipality, facilitating the correct description of their properties in the Cadastre and making it possible to generate legal property titles and registration in the Property Registry.

by an exceptional procedure



## Exceptional procedure

Article 18.4. The General Directorate of the Land Registry may ex officio rectify the information contained in the cadastral database when operations of a general nature, legally foreseen, are carried out, the purpose of which is to maintain adequate concordance between the cadastre and the real estate reality.

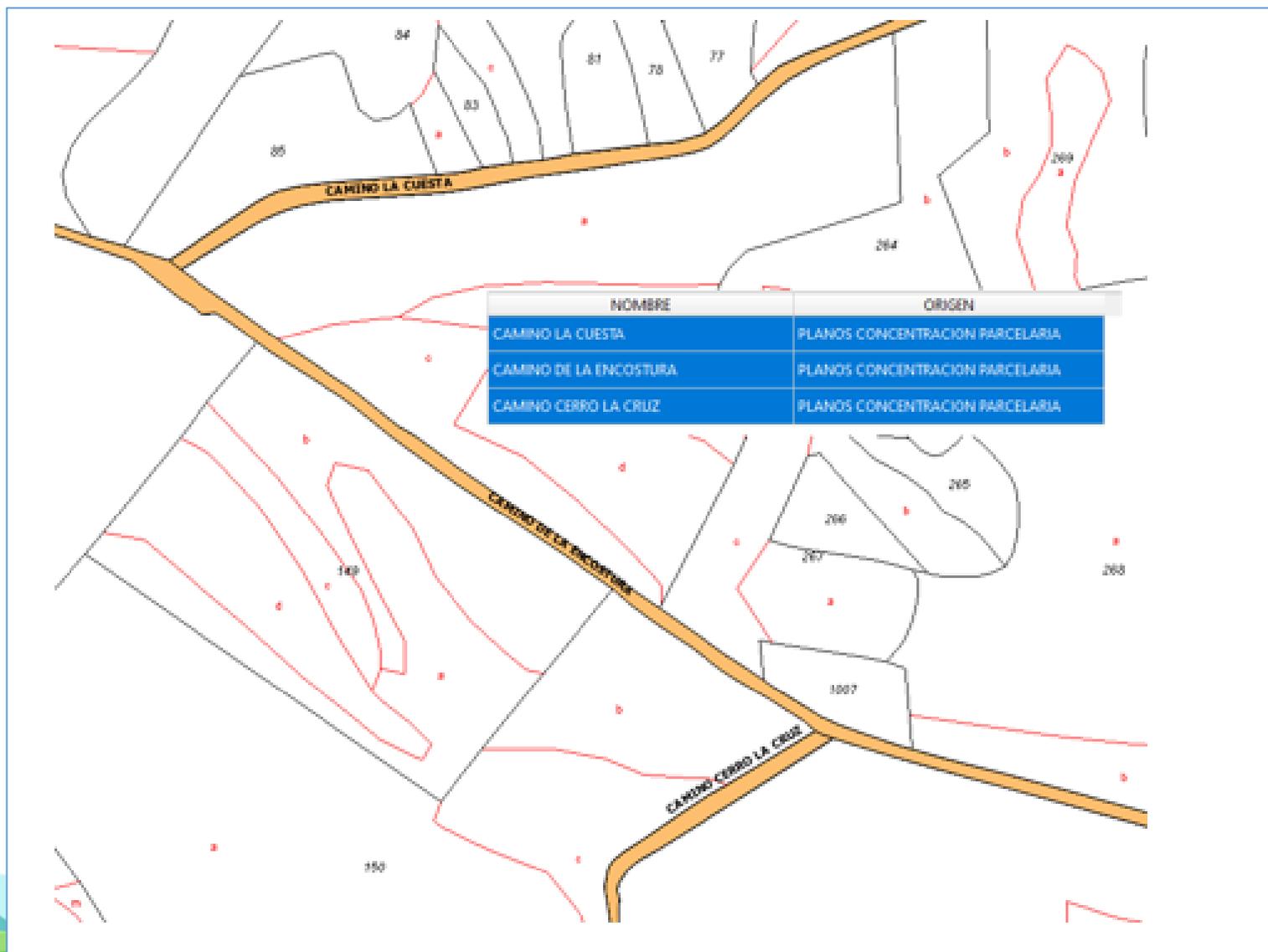
- **General operation:** rectification of the description of the properties that must be carried out due to adjustments to the cartography.
- The start of the rectification procedure and the calendar of actions **will be announced** at the electronic office of cadastre .
- **A public exhibition period** will be opened at the City Hall where the properties are located for a minimum of fifteen days
- Opening of the **submission period** during the following month.
- interested parties will be **notified**





## Public Domain Identifier

Not only big infrastructures but also, and very important, all paths inside the municipality will be identifier and name (including the source of the name..)



We are also immersed in a project to improve the valuation and offer the cadastral values for other taxes and other uses.



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## Conclusions

The General Directorate of Cadastre, following the recommendations of the European Commission and the Spanish plan to combat depopulation

has created the **Unit for the Rural Territory** with the aim of putting cadastral data at the service of rural territory, the demographic challenge, the protection of the environment and the contribution to the reactivation of the economy.

With an ambitious plan to **improve the description of rural real estate**, help in their **registration** in the property registry, include **environmental restrictions and public domain**, giving access to the cultivation of abandoned parcels and improve all **digital services** adapting them to the needs from the rural domain.





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Thanks a lot for your attention!!!

Amalia Velasco  
Spanish Directorate General for Cadastre

