

National Land Registry Questions and Answers

What is the National Land Registry or “Ktimatologio”?

The National Land Register is an independent body entrusted by the Greek Government with the recording of all legal, geographic and technical information on real estate located within the Hellenic Republic. For the first time in the history of Greece, the entire country is being surveyed and demarcated irrevocably, including privately owned property, National and Municipal property, forests and coastal zones.

What is the purpose of the National Land Registry?

When this on-going process is completed, the resulting registered information will be reliable, transparent and guaranteed. Property interests will be registered by location of property as well as by owner's name. Under the current Mortgage Registry system, it is impossible to locate the owner of a property or identify the dimensions of a particular property, without knowing the owner's name.

What happens if I do not record my property interest with the National Land Registry?

You loose your property interest irrevocably, if you fail to record that interest within 10 years of the date upon which the National Land Registry Office opened in the area within which the property is located. All unrecorded property becomes the property of the Hellenic Republic. If a third party registers your interest in their own name, you may be able to claim monetary damages from that third party.

If your property is located in an area where the deadline for registrations has passed, you must take legal action promptly, in order to compel the National Land Registry office to record your real property interest.

If you property is located in an area which is currently being registered, the deadline for residents of Greece is November 11, 2008. **The deadline for persons who reside outside of Greece is December 30, 2008.**

What kind of property interests must be registered?

All rights or interests in property must be registered, including but not limited to, the following: life estates, future interests in property, legal claims currently being adjudicated, liens/securities and other burdens on real property, easements (or rights of way), inheritance of property which has yet to be formally accepted and property obtained through adverse possession.

In the event that a property belongs to more than one person, each of the persons with a right to the property must individually register his/her right.

Where do I register my property?

You must register each property with the National Land Registry office located within the area where the property is located.

While all owners of any interest in real estate located in Greece will eventually be required to register their interest with the National Land Registry, this project is being implemented in stages.

You must therefore determine if a National Land Registry has been established in the area where your property is located.

How can I find out if my property is subject to registration, at this time?

You can locate a list of National Land Registry Offices currently accepting registrations and those which are no longer accepting registrations on the official website: www.ktimatologio.gr
If you are in doubt, feel free to contact us for specific information.

Do I have to register my property interest with the National Land Registry if I have already submitted an E9 form?

Yes. The E9 form is a declaration of property ownership submitted to the Greek Tax Authorities for tax purposes only. This form must be submitted to the Greek Tax Authorities each year in which a person's property ownership changes, either through acquisition of property (inheritance, purchase etc.) or transfer of property to a third party (sale, parental gift, imminent domain etc.).

Do I have to be a Greek citizen to register a property interest with the National Land Registry?

No. A person of any nationality can register his/her right to property which is located within Greece.

What do I have to do to register my property interest?

You must complete and submit D1 and D2 Declaration Forms to the National Land Registry Office located nearest the property being recorded, in conjunction with the following documents:

- Receipt for payment of fees
- Copies of all property title documents or other claims and/or interests in real property (i.e. Notary Public documents, deeds of assignment, administrative deeds, Government Gazette publication)
- Land Surveys should also be submitted, if available
- One copy of applicant's Greek Identification Card or other form of identification (Passport, Driver's License or Social Security Card) – photocopies must include both sides/all pages of identification
- Document evidencing applicant's Greek Tax Identification Number ("ΑΦΜ"), such as a utility bill or tax return.
- If at all possible, you should determine and indicate whether your property is located within a Municipal Plan.

What do I have to do if I own the property by adverse possession?

You must submit either a Court Decision or other evidence of uninterrupted adverse possession such as power or telephone bills, leases to third parties, proof of having received subsidies related to the property, official boundary establishment documents, affidavits by witnesses etc.

What do I have to do if I have not yet formally accepted my inheritance?

If you are inheriting under a last will and testament, you must submit an Apostilled/certified copy of the will as published by the Court or as adjudicated Principal (or pursuant to Probate Court Order), a death certificate of the person's whose estate is being inherited, a Court Certificate establishing that no other will has been published, a Certificate attesting to the fact that the right to inherit has not been renounced and title documents in the name of the person whose estate is being inherited.

If you are inheriting under intestate succession, you must submit a death certificate for the person whose estate is being inherited, a Certificate of Next of Kin, a certificate establishing that no will has been published, a certificate attesting to the fact that the inheritance has not been renounced and title documents in the name of the person whose estate is being inherited.

What are the fees for registering with the National Land Registry?

The initial fees for submitting the registration declaration and supporting materials are assessed at 35 Euros per main right to property and 20 Euros for each secondary property right (such as parking spaces and storage spaces, if included in the building permit allowances).

Once the registrations have been completed, an additional fee assessed at 1 0/00 percent of the presumed tax value of each right to property, subtracted by 20,000 Euros. The maximum absolute amount of this fee is 900 Euros per property right.

Do I have to be physically present to register with the National Land Registry?

No. You can submit an application through the internet or via a third party.

If a third party simply submits your declaration and supporting documentation, an authorization document certified by the Greek Consular Authority will be required.

If the third party fills in, signs and submits the declaration and supporting documents, a Power of Attorney document certified by a Notary Public (if in Greek) and by Apostille (if in English) will be required.

What if I do not have a Greek Taxpayer Identification Number?

All applicants for registration of property must have a Greek Taxpayer Number. If you do not possess one, our office will apply for and obtain one on your behalf.

What happens after I submit the declarations and supporting documents?

When the final deadline for submissions at a particular National Land Registry has lapsed, the National Land Registry will review and cross-reference the data and produce catalogues and survey maps, accordingly. Once this data has been finalized, the results will be made available for review by the public for a period of two months.

All interested parties will be given a four month deadline by which to submit all objections/corrections to the National Land Survey Office. Once the resulting amendments have been incorporated into the register and survey maps, all registrations will be considered final.

For the remaining 10 years from the date upon which the National Land Registry Office in question was initiated, further amendments/new registrations will be incorporated by Court order, only.

After the ten year period has lapsed, no further amendments and/or registrations will be accepted by the National Land Registry.