



DECLARATION OF PROPERTY RIGHTS WITH THE HELLENIC CADASTRE

By Ioannis Valmas

In April of 2016, 32 new cadastral survey studies were proclaimed for the rest of Greece. These projects cover the remaining 42.4% of the country's rights, which is about 16.5 million rights, corresponding to 63.4% of the territory of the State.

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Abstract

The Hellenic Ministry of Environment and Energy and the Hellenic Cadastre have initiated the process of cadastral surveys. These projects cover the remaining 42.4% of the country's rights, which is about 16.5 million rights, corresponding to 63.4% of the territory of the State that has not been surveyed yet in order to facilitate town planning and effective protection of property rights. During this process the beneficiaries of property rights located in such regions must declare these rights before the competent Cadastral survey offices, pursuant to Law 2308/1995, under specific deadlines (and possible extensions) announced at www.ktimatologio.gr. The government's target is to have the entire territory of Greece registered with the Hellenic Cadastre by 2022.

The below article provides a very basic guide. For more information visit <http://www.ktimatologio.gr>

Regions under survey and communicating with the Hellenic Cadastre

Please visit: http://www.ktimatologio.gr/sites/en/cadastralsurvey/Pages/kuUtbigTQbkVTdD_EN.aspx in order to find out if your property is under survey. Expatriates can also communicate directly with the Hellenic Cadastre at the following link: <http://www.ktimatologio.gr/sites/en/Pages/ContactRegistration.aspx>

Rights to be declared

All rights that are mandatory to declare pursuant to the provisions of the Hellenic Civil Code must also be declared with the Hellenic Cadastre i.e. full ownership, bare ownership, usufructs, mortgages, prenotations of mortgages, easements, property assurances, seizures, lawsuits, registrable long term leases, time sharing contracts.

Remember to

- Submit my Declaration in due time, since it is mandatory, otherwise I will pay more & I will be in trouble
- Submit my Declaration & supporting documents electronically through the new upgraded electronic webservice, which is user-friendly.
- Provide my e-mail, which is necessary for communication purposes and to check my details on the interim public presentation of the cadastral data.
- Find forms, brochures, instructions & a list of Cadastral Survey Offices at www.ktimatologio.gr
- That even if I own more than two agricultural land parcels (in the same Local Authority as it was before the Kapodistrias Plan), I will only pay for two of them, i.e. 70 €
- That if there is no inheritance acceptance act, it is mandatory to submit the following: If there is a will: the deceased person's ownership title (if any), the death certificate, a copy of the published will, and certificates "on the non-publication of another will" & "on the non-refusal of the inheritance" If there is no will: the deceased person's ownership title (if any), the death certificate & certificates "of close relatives", "on the non-publication of another will" & "on the non-refusal of the inheritance"
- That there are three Central Cadastral Survey Offices: 1. Thessaloniki: 48 B, Sarafi Finikas for Drama, Xanthi, Halkidiki, Kastoria & Florina - 2. 90, 26th Oktovriou (Porto Center) for R.U. of Thessaloniki, Grevena, Pieria, Rodopi & Thassos - 3. Athens: 137, Veikou Av. (Olympic Properties Galatsi) for the rest of the country.

STEPS

1. To Participate

Submit a Declaration of Ownership before the deadline

Check the outcome of the cadastral survey during the preliminary public presentation and the public presentation of the cadastral data

Submit a review request during the preliminary public presentation (if errors are detected)

Submit a correction or objection application during the public presentation (if errors are detected)

2. How to Declare - What you need to gather

Declaration form and photocopies of:

- The deed (e.g. contract)
- The registration certificate
- The topographic diagram (if any)
- Your identity card or passport
- A document with your TIN (e.g. tax clearance, PPC bill)

3. Locate Your Property

Through the Ortho-image View Application

4. Attach

A topographic diagram is necessary if one of the following circumstances are met:

- You have issued a building permit
- You declare ownership claiming ususcaption on a parcel (in case of no apparent boundaries)
- It is attached to your contract
- You have drawn it up for any other use (e.g., purchase/sale)

5. Pay the fee

35 EUR per property right, 20 EUR for auxilliary spaces and no more than 70 EUR for 2 or more agricultural parcels in the same Local Authority.

6. Submit

- At the Cadastral Survey Offices or
- Electronically at www.ktimatologio.gr

Deadlines

The deadlines to proceed to the filing of above declarations vary for each area while extended deadlines apply for residents abroad. All relevant deadlines can be found at <http://www.ktimatologio.gr/sites/en/Pages/Default.aspx>.

Established in 2008, **Valmas** Associates have built a stellar reputation on the Real Estate & Aviation Sectors offering services to almost exclusively overseas businesses, organizations & individuals.



Valmas Associates,
Ippokratous 10-12, Athens, 106 79, Greece
info@athenslawoffice.com
www.athenslawoffice.com