

Advisory Newsflash

Nemoianu Attorneys at Law – the correspondent law firm of KPMG in Romania

New regulations on cadastre and real estate publicity

Government Emergency Ordinance no. 64 of 30 June 2010 for amending and supplementing Law no. 7/1996 regarding cadastre and real estate publicity (GEO no. 64/2010) was published in Official Gazette no. 451/2 July 2010.

Our services

- Corporate and Commercial
- Banking, Finance & Insurance
- M&A
- Private Equity & Capital market
- Public sector
- Employment
- Restructuring & Insolvency
- Real estate
- Competition
- Intellectual Property Rights
- Communications & Technology
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GEO no. 64/2010 brings a number of significant amendments to the specific regulatory framework governing cadastre and real estate publicity, some of which are briefly presented below:

- Conditions have been created to allow for the registration of constructions erected before 2001 without a building permit. Such constructions can now be subject to the applicable civil law provisions;
- Constructions can now be registered at various stages of execution, which will allow for the possibility to be transacted or mortgaged even if they are still under construction;
- Owners of adjoining properties will from now on have the possibility to merge them into one property, even if they are encumbered. However, such merger shall require the approval of the encumbrance holder;
- Title deeds issued under restitution laws shall be registered *ex officio* in the land book on the basis of the plot plans validated by the county boards responsible for the implementation of land restitution laws and received by territorial offices;

- A new internal procedure has been adopted by territorial offices for the re-examination of land book registration resolutions (*incheiere de carte funciara*).

In the context of these legislative amendments, our lawyers can assist you in implementing the legal provisions and in connection with any other issues pertaining to the real estate law (e.g. fulfilment of land book registration formalities, legal due diligence review of properties, drafting of specific real estate contracts, drafting of applications for the re-examination of land book registration resolutions etc), as well as with any other issues that require clarifications and/or additional information in the matter.

About us

Our professionals are business-oriented advisors with legal and financial background, with strong negotiation skills, and a result-driven approach.

Over the past 15 years, our team has brought to successful completion numerous large transactions, ensuring uniform quality, proficiency of work, strong client focus, observance of tight deadlines, as well as industry specialization.

We will always go the extra mile to provide pro-active added value advice as we consider that technical niceties are only of value if they deliver a commercial edge. We operate and communicate on a multi-disciplinary basis to deliver complete, integrated, cost-efficient solutions, representing a good example of the modern breed of advisors that has emerged from the local tradition combined with high international standards.

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