

## IMPLEMENTATION OF THE SPECIFIC ACTIVITIES OF THE SYSTEMATIC CADASTRE IN ROMANIA

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### Abstract

The systematic cadastre has as its general objective the free registration in the integrated cadastre and land register system of all real estates throughout the country, regardless of their destination and owner. The systematic registration of real estates is regulated by Law no. 7/1996 of the cadastre and real estate advertising, with subsequent amendments and additions, and can take place at the level of administrative-territorial units or cadastral sectors. In the period 2005-2015, through the Stefan Voda pilot project with funding from ANCPI and through the Project on Supplementing the Financial Support granted by the EU for the Restructuring of Agriculture (CESAR), the systematic cadastre was completed in seven administrative-territorial units and 78,232 real estates were registered in the integrated system. In 2015, the National Cadastre and Land Registry Program 2015-2023 (PNCCF) was approved, with financing from ANCPI's own revenues, non-refundable external funds (European Union) and through allocations (co-financing) from the budgets of administrative-territorial units. Through the PNCCF, until August 31, 2023, with all the financial, operational and legislative measures taken to speed up the systematic registration, 6,113,378 real estates were registered. Due to the registration in the integrated cadastre and land registry computer system, both through sporadic and systematic cadastre, on April 30, 2022, of about 50% of the total number of estimated 40,000,000 real estates, the Government of Romania through Decision no. 836/29.06.2022 established the extension of the PNCCF until the completion of the systematic registration at the level of each administrative-territorial unit.

**Key words:** real estate, systematic cadastre, cadastral sector

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After man settled down and began to cultivate the land, it was necessary to determine who owned and how much land in order to levy taxes. This was the beginning of the centuries-long development of land exploitation, which led to the construction of the modern Cadastre. Agriculture connects people to the land (Comparetti A., Raimondi S., 2019).

Cadastre and land administration developed in the same way and followed the same trends: in the beginning, land was an object of use, then it turned into an exchangeable commodity and capital, and finally into an object of planning and protection.

Cadastre as a basis for LIS (Land Information System) and GIS (Geographic Information System) has contributed to better environmental management (Ratia D., 2002).

The registration of all real estates in the integrated cadastre and land register system, through sporadic or systematic cadastre, constitutes the fundamental basis for the social, economic, legal and fiscal environment. This ensures the completion of the complete inventory of real estates on the territory of Romania, the legal clarification of private and public real estate, and

the security of their civil circuit.

The completion of the systematic cadastre allows the implementation of good agricultural practices: agricultural technologies aimed at environmental protection, i.e. prevention or remediation of soil compaction and/or erosion; precision agriculture aimed at reducing crop inputs and therefore environmental impact.

The property registration system is the engine of a successful market economy (Hernando de Soto T., 2001).

### MATERIAL AND METHOD

The systematic cadastre involves the implementation of specific activities for the realization of the cadastral record of real estates in the 3181 administrative-territorial units (UAT), each comprising the intra-village and extra-village area.

The territory of Romania, according to the administrative organization, includes 103 municipalities, 217 cities, 2861 communes and 12,957 villages.

On the total surface of Romania, of 23,839,700 ha, it was estimated, by the National Agency for Real Estate Cadastre and Publicity (ANCPI), about 40,000,000 real estates, of which

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20% are located in urban areas and 80% in rural areas.

Through the National Cadastre and Land Registry Program 2015-2023 (PNCCF), it was proposed to register free of charge, ex officio, in the integrated cadastre and land registry system of all real estates, throughout the country, according to the planning in *table 1*.

Table 1

Program/ UATs	The year									Total UATs
	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Completed UATs	-	-	-	-	-	-	-	-	-	7*
The national program	144	140	160	240	270	300	330	370	427	2,381
European funds POR MDRAP	0	0	40	80	100	140	160	140	133	793
<b>Total</b>	<b>144</b>	<b>140</b>	<b>200</b>	<b>320</b>	<b>370</b>	<b>440</b>	<b>490</b>	<b>510</b>	<b>560</b>	<b>3,181</b>

## RESULTS AND DISCUSSIONS

The registration of real estates in the cadastre record system is carried out, according to Law no. 7 of the cadastre and real estate advertising, with subsequent amendments and additions, through sporadic cadastre and systematic cadastre. The tabulation of real estates through the sporadic cadastre is carried out at the initiative of the owners and with their financial support.

Unfortunately, in Romania, due to the related expenses and the time required to register the real estates in the land register, the owners resorted to these measures only in cases of force majeure, the sale, accessing mortgage credits and European funds, etc.

Registration of real estates in the integrated cadastre and land register system, ex officio, free of charge, through the systematic cadastre, according to the provisions of Law no. 7/1996 of the cadastre and real estate advertising, with subsequent amendments and additions, can be made at the level of administrative-territorial unit or at the level of cadastral sectors.

The general cadastre works started in 2006 through the Ștefan Vodă pilot project from Călărași county, which wanted to register in the cadastral records the real estates in the administrative-territorial unit with the same name.

The related expenses for the systematic cadastre works within this project were supported from ANCP's own revenues. Through this project, until the end of 2011, 4320 real estate were registered in the cadastral records, and for 430 real estates within the UAT Ștefan Vodă, the owners or owners were not identified.

Through the Project on Supplementing the Financial Support granted by the EU for the Restructuring of Agriculture (CESAR), financed

and implemented in accordance with Law no. 14/2009 for the ratification of the Loan Agreement between Romania and the IBRD, from December 28, 2007, the inventory of all real estate properties and the free tabulation of real real estate rights in 91 UATs in the rural environment were foreseen. This project was planned to be carried out in three stages, as follows: 19 UATs in the first stage, 31 UATs in the second stage and 41 in the last stage.

The lack of own funds (of ANCP) and the significant budgetary constraints led to the situation that ANCP was financially unable to secure the financial resources for the completion of the CESAR project, and the systematic cadastral works provided for the III stage did not even start.

In order to remove the difficulties frequently encountered during the period of the 2 projects, the lack of succession debates - the exit from indivision and the lack of property documents, the Collaboration Protocol no. 429.312/1404 of April 26, 2010, concluded between ANCP and the National Union of Notaries Public from Romania, published in the Official Gazette of Romania, Part I no. 475 of July 9, 2010, for the purpose of issuing certificates for the registration of the possessors as owners in the land register and for the purpose of debating succession procedures.

In the period 2005-2015, through the two projects, the Ștefan Vodă pilot project and the CESAR project, 78,272 properties were registered from nine counties, in descending order of the number of properties, such as Olt, Teleorman, Călărași, Galați, Mureș, Arad, Bacău, Bistrița-Năsăud and Timiș (*figure 1*).

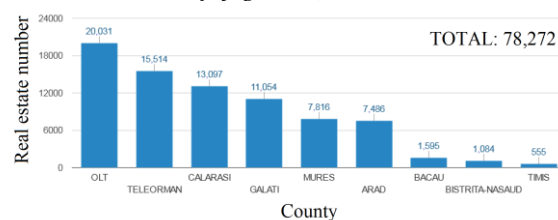


Figure 1 **Systematic registration of real estates** (through the Ștefan Vodă Pilot Project and the CESAR Project)

In 2015, by Government Decision no. 294 of April 29, published in the Official Gazette of Romania, Part I no. 309 of 06.05.2015, the National Cadastre and Land Register Program 2015-2023 (PNCCF) is approved, having as its general objective the free registration in the integrated cadastre and land register system of all real estates throughout Romania.

Within this program, PNCCF 2015-2023, the cadastral works for the systematic registration of real estate are financed from ANCP's own revenues, external non-refundable funds (European

Union) and through allocations (co-financing)

With financing from ANCFI's own revenues, PNCCF can carry out works at the level of the entire UAT or at the level of the extra-village cadastral sector, which may also include properties within the village. Financing from non-reimbursable external funds is carried out through the major project "Increasing the degree of coverage and inclusion of the property registration system in rural areas in Romania", which is the object of Priority Axis 11 - "Geographical expansion of the property registration system in the cadastre and land register", financed by the Regional Operational Program 2014-2020.

The project for financing from external funds was approved by the European Commission in 2018 and is being implemented by ANCFI in partnership with 40 Real Estate Cadastre and Publicity Offices (OCPI), except Ilfov county (developed area) and Bucharest municipality (urban area).

From the total number of real estates in Romania, estimated at around 40 million, at the beginning of the 2015-2023 PNCCF, were registered in the integrated cadastre and land register computer system e-Terra, through sporadic cadastre and systematic cadastre, a total number of 7,471,153 real estates (18.68%), of which 3,642,413 in the urban area and 3,828,740 real estates located in the rural area.

On August 31, 2023, the systematic cadastre works of real estates at the UAT level were completed in 199 UATs, and in 524 UATs the works were in progress (figure 2).

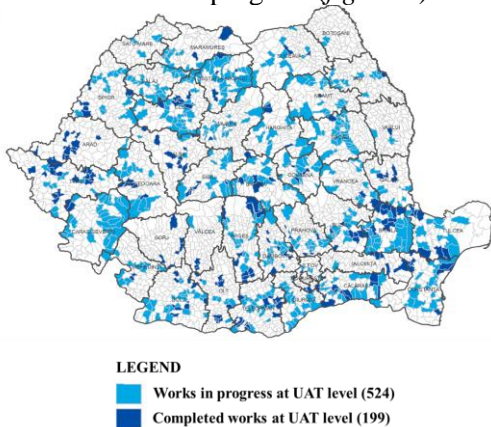


Figure 2 **Systematic registration of real estates at the level of UAT** (according to ANCFI, 31.08.2023)

On the same date, the systematic registration of real estate at the cadastral sector level takes place in 1864 UATs (figure 3). Systematic cadastral works were completed in 23,086 cadastral sectors with a total area of

from the budgets of administrative-territorial units. 3,461,715 ha and were ongoing in 24,433 cadastral sectors with a total area of 2,555,158 ha.

From what was presented, it follows that in 594 administrative-territorial units, on August 31, 2023, the systematic cadastre works have not been started.

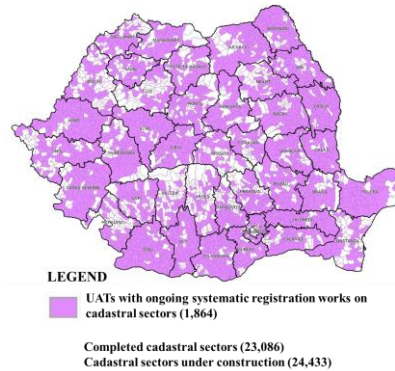


Figure 3 **Systematic registration of real estates at cadastral sector level** (according to ANCFI, 31.08.2023)

Table 2 presents the situation of the systematic registration of real estates, on August 31, 2023, by counties, development regions and macro-regions.

Table 2 **Systematic registration of real estates by counties, development regions, macroregions, on 01.10.2023**

Macroregion	Development region	County	Real estate number (%)		
I	N-W	Bihor	100,000	455,148 (7.33%)	1,172,513 (18.89%)
		Bistrita-Nasaud	89,222		
		Cluj	126,943		
		Maramures	84,960		
		Satu Mare	44,718		
	Center	Salaj	9,305	717,365 (11.56%)	
		Alba	292,569		
		Brasov	65,236		
		Covasna	53,863		
		Harghita	113,765		
II	N-E	Mures	66,500	604,496 (9.74%)	1,818,112 (29.29%)
		Sibiu	125,432		
		Bacau	72,343		
		Botosani	50,870		
		Iasi	88,100		
	S-E	Neamt	55,006	1,213,616 (19.55%)	
		Suceava	153,440		
		Vaslui	184,737		
		Braila	195,816		
		Buzau	266,060		
III	South-Muntenia	Constanta	101,474	1,292,330 (20.82%)	1,379,605 (22.22%)
		Galati	336,964		
		Tulcea	211,930		
		Vrancea	101,372		
		Arges	141,061		
		Calarasi	172,017		
		Dambovita	151,128		
	Bucuresti-Ilfov	Giurgiu	39,105	87,275 (1.40%)	
		Ialomita	247,183		
		Prahova	177,550		
IV	South-West Oltenia	Teleorman	364,286	1,071,585 (17.26%)	1,837,901 (29.60%)
		Ilfov	87,275		
		Bucuresti	-		
		Dolj	400,515		
		Gorj	151,147		
	West	Mehedinti	40,186	766,316 (12.34%)	
		Olt	414,482		
		Valcea	65,255		
		Arad	347,048		
		Caras-Severin	74,064		
TOTAL	Hunedoara	91,878	6,208,131 (100%)		
	Timis	253,326			

On October 1, 2023, the most real estates registered through the systematic cadastre are in

the counties of Olt (414,482), Dolj (400,515), Teleorman (364,286), Arad (347,048) and Galati (336,964), and the fewest, under 50,000 real estates, are registered in the counties of Satu Mare (44,718), Mehedinți (40,186), Giurgiu (39,105) and Sălaj (9,305).

By development region, the most real estates registered in the integrated cadastre and land register system are in the South-Muntenia regions (1,292,330), South-East (1,213,616), and the least, if we exclude the Bucharest-Ilfov region, in the North-East region (604,496) and the North-West development region (455,148). From the total number of real estates registered through the systematic cadastre, 6,208,131 real estates, macroregion 4 leads (29.60% of real estates), followed by macroregion 2 with 29.29%, macroregion 3 (22.22%), and macroregion 1 is in last place with 18.89% of real estates.

From figure 4, with the evolution of real estate registration in the integrated cadastre and land register system, it can be seen that, on August 31, 2023, 22,024,630 real estates were registered, both through the systematic and sporadic cadastre, which represents 55.06% of the total number of real estates estimated at the national level.

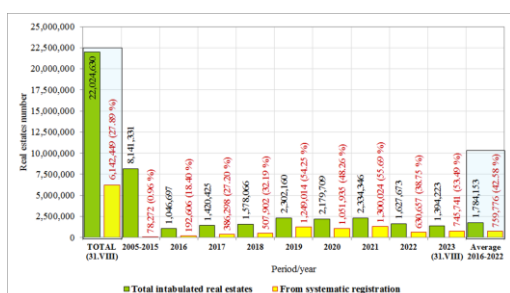


Figure 4 The evolution of real estate registration in the integrated cadastre and land register system (2005-2023)

If the average of the real estates registered in the period 2016-2022, both through the systematic and sporadic cadastre, when measures were taken to accelerate the tabulation of real estates, results in an average of about 1,800,000 real estates/year.

Considering the average rate of real estate registration in the integrated cadastre and land register system, it follows that it will take about 10 more years to complete the registration of all real estate throughout Romania.

Due to the management in the integrated cadastre and land register system, at the level of 2022, of about 50% of the total number of real estates, the Government of Romania, through Decision no. 836/29.06.2022, established the extension of the PNCCF until the completion of the systematic registration at the level of each administrative-territorial unit, respectively

commune, city and sectors of the municipality of Bucharest.

## CONCLUSIONS

The objectives of the National Cadastre and Land Registry Program 2015-2023 (PNCCF) were, from a technical point of view, achievable, but were delayed, mainly by the legal part of the cadastre.

The management by the integrated information system of the cadastre and land register, at the level of 2022, of about 50% of the total number of real estates estimated at the national level required the extension of the PNCCF, by Government Decision no. 836/29.06.2022, until the completion of the systematic registration at the level of each administrative-territorial unit, respectively commune, city and sectors of the municipality of Bucharest.

In order to carry out the complete inventory of real estates on the territory of Romania, the legal clarification of real estate, private and public, in order to facilitate, in particular, the control and payments for agricultural subsidies, the improvement of the management of agricultural farms and the efficient administration of land, it is necessary to accelerate the systematic works of cadastre.

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