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Land registers in EU countries

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Bulgaria

Bulgaria



This section provides you with an overview of Bulgaria's property registry.

What does the Bulgarian property register offer?

The [Bulgarian property register](#) is owned and managed by the [Registry Agency](#), within the framework of what is called the 'personal entry system'. Information is based on the personal files of the transacting parties, namely individuals and legal persons. Only transactions and legal documents are entered in the register.

Since the development and roll-out of the Integrated Information System for Cadastre and Property Registration (IKAR), all entries are publicly available on the website of the [Land Registry Agency](#).

The IKAR system consists of two modules:

1. An administrating module, which is available only for service use
2. A customer module, which is available only for customer use

The IKAR system offers both semantic and graphic information, especially in cases where digitised cadastral maps are available.

The website of the [Bulgarian property register](#) provides:

- Information about transactions entered
- Access to real estate data and property rights data
- The sequenced order of these rights

It also offers the following types of public service:

- Verifications (references)
- Certificates
- Duplicates of legislation

The above-mentioned services give you information about:

- Date of the entry
- Disclosure of the act
- The parties concerned
- Real estate property descriptions

How documents are entered on the register?

Copies of legal transactions and documents are presented to the registry office.

Every document is registered in the entry registry of the IKAR system, where it receives a number showing the exact date and time of the entry.

Documents are then presented to the entry judges for verification and resolution.

After approval by an entry judge, registry officials manually enter information on the system.

All documents are then scanned and saved on the system.

The procedure for registering, verifying and entering the information takes an average of one working day.

Is access to the Bulgarian property registry free of charge?

Access to the Bulgarian property register is free and open to all. However, only registered users can obtain information from the website.

A fee is payable for online verification, in line with legal criteria.

Searching the Bulgarian property register

You can search the property register by: personal identification number (PIN) of legal or natural persons; by name of owner; by detailed description of the property; by property lot number; by registration number.

History of the Bulgarian property registry

The first electronic system was created in 1990. Since then, several electronic systems have been introduced.

The main reform of the property registry took place when it was transferred to the jurisdiction of the Registry Agency, which was created in July 2004. The Registry Agency managed and improved the existing information data systems until the creation of the IKAR system on the 8th September 2008.

The implementation of IKAR took place in phases. The old data was migrated into the new IKAR system. The system became fully functional (covering the entire territory of Bulgaria) on the 26th January 2009, and is fully integrated with the Geodesy Cartography and Cadastre Agency's registry.

The principles of publicity, transparency and security of procedures are guaranteed.

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