

Registration and legalization of buildings and building units in the Republic of Bulgaria

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Registration of buildings in Bulgaria

- General conditions

The legal framework of the Republic of Bulgaria has a specialized cadaster and Property Register Law dealing with drafting and using of cadaster and property register

These are the data registering the location and borders of land plots and buildings in the Republic of Bulgaria as well as the property and other rights (if any are set up according to the law)

Here I will only talk about registration of buildings and building units through the cadaster and the property register.

Registration of buildings in Bulgaria

Cadaster and the property register in Bulgaria are drafted, maintained and stored by the Cadaster Agency. Cadastral map contains graphic and attribute data describing the form and the area of the land plot as well as the buildings and separate units within them. Each of the entries in the cadastral map has unique id number – 68134.120.50.1.1

68134 – settlement

120 – locality

50 – plot

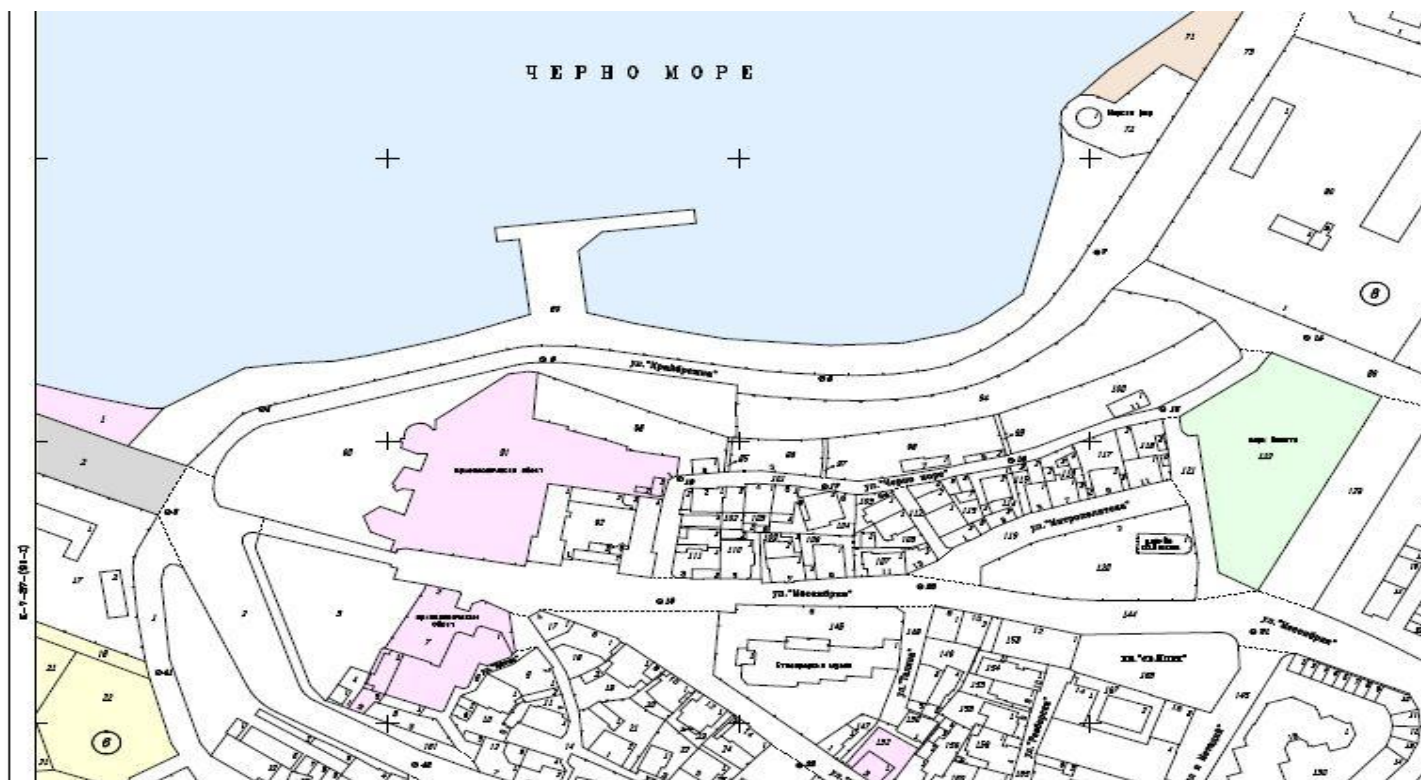
1 – building

1 – single unit within the building (eg. flat)

Cadastral map is printed by sheets in 1:1000 and 1:5000 scales

Registration of buildings in Bulgaria

Example for 1:1000 sheet



Registration of buildings in Bulgaria

Example for 1:5000 sheet



Registration of buildings in Bulgaria

Property register contains the accounts of individual properties.

Property titles, transfers and other rights are registered there.

The property register is stored by the Registry Agency at the Ministry of Justice.

Cadaster and the Registry Agency maintain constant two way communication through a dedicated computerized information system

Registration of buildings in Bulgaria

Cadaster and property register in Bulgaria are public and their services are available to the citizens upon payment of fees that go into the state budget

Registration of buildings in Bulgaria

Drafting of a new cadastral map – through a public procurement procedure for each settlement announced by the Cadaster Agency

After the selection of contractor an order for initiation of works is issued by the Executive Director of Cadaster Agency. The order is published in the State Gazette and the general media.

Following publication regional cadastral offices are to notify owners and users of properties for the beginning of works. Owners and/or users on the other hand are to mark with visible signs the property boundaries and provide property or usage titles for registration.

Registration of buildings in Bulgaria

The contractor appointed performs geodetic survey of the territory and announces a schedule for registration of property titles.

Titles are analyzed and registered in tables including all the property and usage data.

After the end of works, a commission is appointed to review the deliveries and eventually accept the new cadastral map.

Based on the map acceptance protocol drafted by the commission the executive director of the Cadaster Agency issues an order for entering of the new cadastral map into force.


Registration of buildings in Bulgaria

Cadaster contains the following data

- Address, area and ownership data for the property;
- Location of the building, area and ownership data;
- Floor plans and separate units plans for the building with owners and property titles listed

Registration of buildings in Bulgaria

Typical sketch based on the cadaster entries

 АГЕНЦИЯ ПО ГЕОДЕЗИЯ,
КАРТОГРАФИЯ И КАДАСТЪР

1618, кв. "ПАВЛОВ", Ул. "МУСАЛА" №1, 02/8188374, факс: 02/9557266,
sofia@cadastre.bg, БУДСЯТ: 130362903

СТРАНА: БЪЛГАРИЯ, ПЛАНИНА: гр. СОФИЯ, КЪРТА: 107, ПОЩА: 02/955 62 33,
КАДАСТЪР: гр. СОФИЯ, КАДАСТЪР: 130362903
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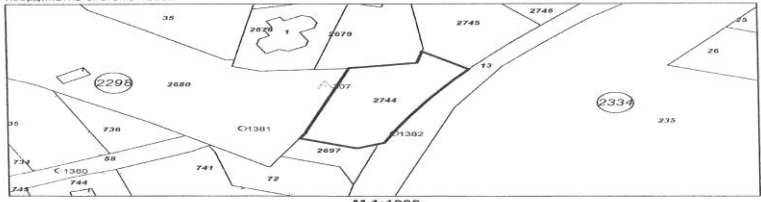
СЛУЖБА ПО ГЕОДЕЗИЯ, КАРТОГРАФИЯ И КАДАСТЪР - ГР. СОФИЯ
1618, кв. "ПАВЛОВ", Ул. "МУСАЛА" №1, 02/8188374, факс: 02/9557266,
sofia@cadastre.bg, БУДСЯТ: 130362903

СКИЦА НА ПОЗЕМЛЕН ИМОТ
№ 15-262178-30.07.2014 г.

Поземлен имот с идентификатор 02659.2298.2744

Гр. Баня, общ. Столична, обл. София (столица)
По кадастралната карта и кадастралните регистри, одобрени със Заповед РД-18-13/17.01.2012 г.
на ИЗПЪЛНИТЕЛЕН ДИРЕКТОР НА АГКК
Последно изменение със заповед: няма издадена заповед за изменение в КККР
Адрес на поземления имот: гр. Баня, район Баня
Площ: 695 кв.м.
Трайно предназначение на територията: Урбанизирана
Начин на трайно ползване: Ниско застрояване (до 10 m)
Стар идентификатор: 02659.2298.2742
Номер по предходен план: квартал: 9, парцел: IX-част
Съседи: 02659.2298.2697, 02659.2298.13, 02659.2298.2745, 02659.2298.2679, 02659.2298.2680

Координатна система 1970г




М 1:1000

Собственици:
1. АЛЕКСАНДЪР СТЕФАНОВ ГЕОРГИЕВ
площ 2890 кв.м. от правото на собственост
Нотариален акт № 96 том LXII рег. 22277 дело 13709 от 04.06.2009г., издаден от СЛУЖБА ПО
ВПИСВАНИЯ-ГР СОФИЯ

Носители на други вещни права:
няма данни

Скица № 15-262178-30.07.2014 г. издадена въз основа на
документ с входящ № 01-160336-16.07.2014 г.


К.Б.Христова

Registration of buildings in Bulgaria

- Separate unit plan

СХЕМА
№ / 03.11.2017 г.
На самостоятелен обект в сграда № 68134.4339.174.1.9

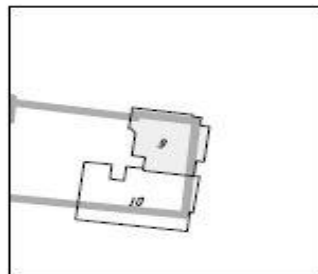
Находящ се в гр.СОФИЯ, ЕКАТЕ: 68134, общ. СТОЛИЧНА, обл. СОФИЯ-ГРАД по кадастрална карта, одобрена със заповед № ВД-18-51 от 15.07.2010 г. на ИЗПЪЛНИТЕЛЕН ДИРЕКТОР НА АГЪС.

Вписан в парцела № на Имотния Регистър към РС - СТОЛИЧНА.

Адрес : ул. "Полски венец" № 10, ет. 4, ап. 9
Самостоятелния обект попада в сграда № 1, в поземлен имот 4339.174.
Предназначение : Жилище, апартамент
Брой етажи : 1
Неразделна част от обекта са: складово помещение 9 с площ 2.33 кв.м., 3.33% ид. част от общите части на сградата и правото на строеж
Описание :

Съседни самостоятелни обекти:
На същия етаж: 010
Под обекта: няма
Над обекта: 012
Площ по документ : 59.430 кв.м.

Собственици:
1. АНГЕЛ КРУМОВ ЯНАКИЕВ, ЕГН 4809246922, гр.СОФИЯ, р-н.БАНКО, ул."НЕВЕН" № 4, п.код:1320
Документ: и.а. № 31 от 08.06.2006 г. издаден от Служба по вписването гр.София, том: 5, регистър: 5904, дело: 737, вписан в АВ с акт № 103 / 08.06.2006, том: LXXX, регистър: 34085, дело: 21203

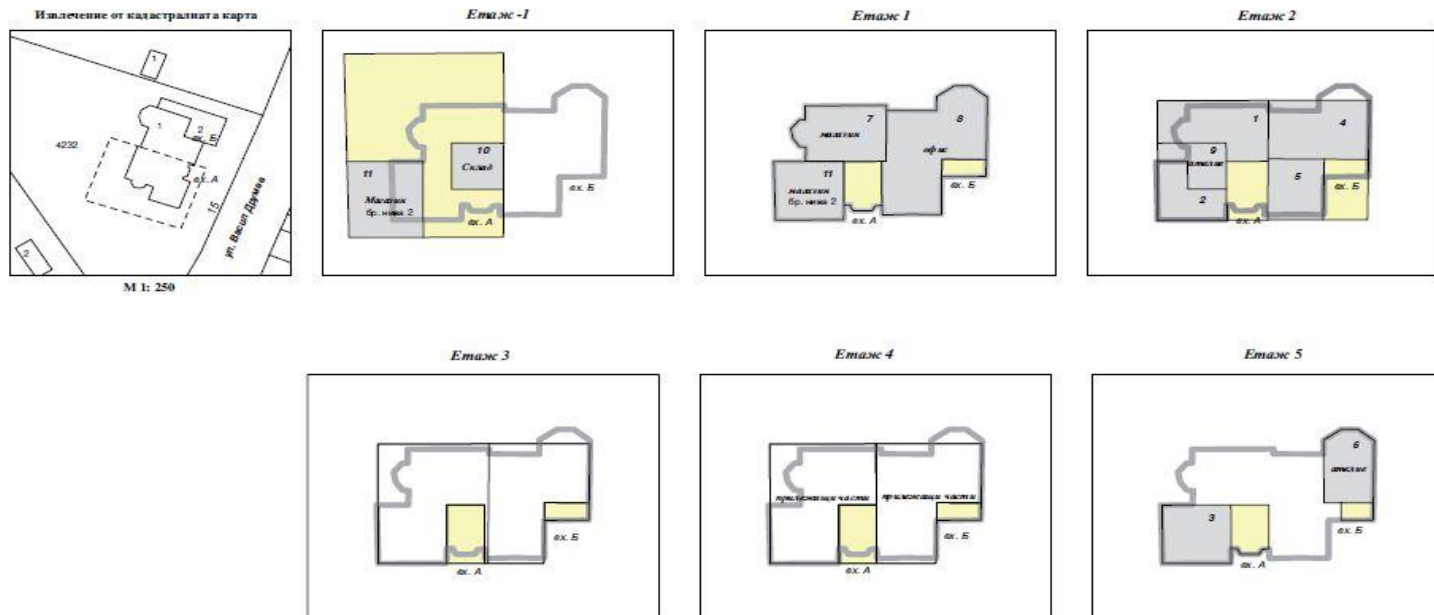


Registration of buildings in Bulgaria

- Floor plan

СХЕМИ НА ЕТАЖИ В СГРАДА 68134.1456.4232.1
гр. София, кв. Горубляне, ул. Васил Друмев № 15

Форма 1
Към приложения № 5



Registration of buildings in Bulgaria

Above we have discussed the process of buildings registration through the creation of a new cadastral map. Other scenario envisages the construction of a new building and its registration in the cadaster. Following the end of construction and prior to the beginning of exploitation, the building has to be surveyed by geodetic means. Besides that floor and separate units plans (if needed) have to be drafted. Survey results and plans are to be delivered to the Cadaster agency in order to be registered in existing cadastral map or to the municipality if the territory does not have a cadastral map. Based on the certificate for registration the competent authority issues a permission for exploitation of the building

Registration of buildings in Bulgaria

Buildings are divided into 5 categories of complexity

For categories 1 to 4 exploitation permit is issued by the State Construction Control Authority. For category 5 (single family houses) by the respective local government where the building is located through a mayor's order

Registration of buildings in Bulgaria

Registration of buildings constructed prior 1973 and of those with no construction documentation requires the following set of documents:

- Acceptability certificate for the building;
- Architectural survey and design;
- Report from a construction engineer for the safety of the building;
- Reports from water supply and electric engineers
- Geodetic survey (if not in the existing cadaster) for registration in the cadaster

Following the submission of these documents, the municipal technical office prepares a registration order that is to be signed by the mayor.

Thank you for your attention!