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Guarantees of Proprietary Titles via Registry System
Slovakia's Report**

ABSTRACT

Complex and complicated stage of the inventory of the ownership right to the real estates, unresolvable without changes in legislation, after 1989 in Slovakia started to show more and more chaotic elements within the inventory. It was caused by unfavorable inheritance of the past, legal relations to real estates still unresolved in the land register and forced liquidation of private ownership relations to the land after 1948.

Legal protection and guaranteed titles are one of the aspects of current transformation of society in the Slovak Republic on the way to democratization and restoration of the republic as a legal state. In 1992 a significant element of securing the ownership right to real estates in new social and economical conditions became the **new Cadastre Act**, replaced in 1995. Using the real estate cadastre the state executes some of its functions, especially that of protecting the titles to real estates, proprietary and other, and economic and organizational functions; i.e. it creates conditions for real estate trading, tax and charge administration, entrepreneurial activities, soil resources fund protection and the environment protection.

The system of the entering the titles to real estates to the cadastre according to cadastre law is based on principles as follows:

The constitutive principle is based on the fact proprietary and other titles to real estates originate, change and expire by a valid decision on the permission of the contribution into the cadastre.

The inventory principle is based on the fact that proprietary and other titles to real estates, which originated, changed or expired by operation of law, by decision of a state body, by a knock-down of a bidder in a public sale, by usucaption, etc. are recorded into the cadastre by a record, whilst this record has no impact on the origin, change or expiration of relevant rights.

Entries to the titles to real estates have the effects as follows: juridical (titlecreated), inventory or preliminary in accordance with the cadastre act.

Decision – making on the proposal for the contribution (especially the ownership right in the cadastre of real estates is an administrative non-dispute dealing with the elements of judicial nature using following principles:

the principle of the real estates contribution in the cadastre,

the principle of the sequence of proposals for entry in the cadastre,

the principle of the trustworthiness of cadastral data and

the principle of the publicity of the cadastre.

The qualification of deeds for the entry into the cadastre of real estates. The terms forming the entry. The announcement of the entry into the cadastre. **Special competence to decide on proposal for the contribution.**

Legal regulations of the administration of real estates in the Slovak Republic and the **approximation of the law of the Slovak Republic to the law of the European Union.**

One of the most important steps in the transition from the centrally-planned economy to the market economy is the creation and/or revitalization of private ownership of real estates parallel to the emancipation of all kinds of ownership. In order to realize investments, investors must be assured that the property they are creating will be built on the land to which exists a secure legal framework of the administratorship of the information system about the ownership and leasehold rights to the lots.