



The impact of the INSPIRE Directive on the turnover of ownership of agricultural real estate - case study of Poland

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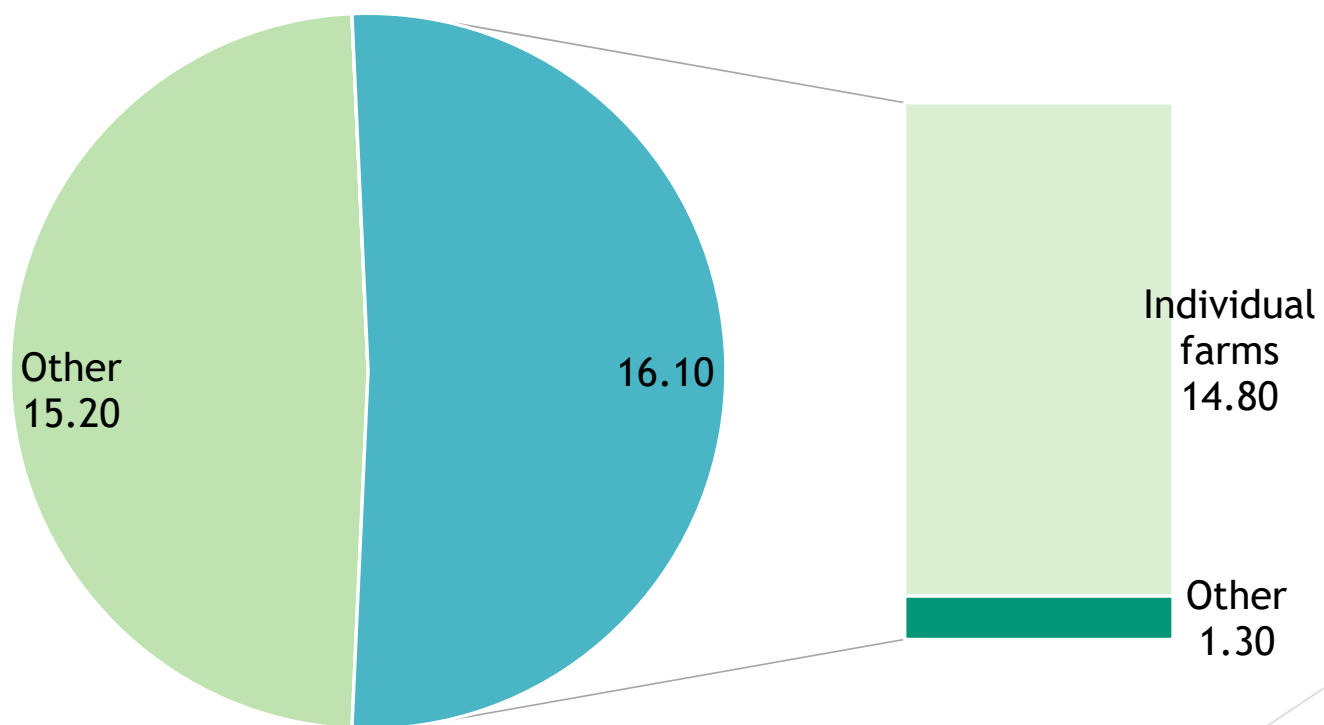
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The aim of research

Possibilities of using the Land Administration System
for the purpose of selling agricultural real estate.

Area of Poland in millions of hectares



Land Administration System

Integrated Real Estate Information System	Integrated registers
	Cadastre
	Land Register
	Tax Register
	Database of Topographic Objects
	GEOPORTAL
	Population Register
	National Official Business Register
	National Register of Agricultural Producers, Farms and Applications for Payment Entitlements
	Open for data exchange with other systems
	Land Use Plans
	Notary System
	Central Register of Monuments
	Central Register of Nature Conservation Sites
	Register of Places, Streets and Addresses
Register of Real Estate Prices and Values	

INSPIRE Directive

Entry into force of the INSPIRE Directive and its implementation in the Polish legal system played an important role in the modernization and harmonization of many real estate information systems.

The IREIS functionally integrates the public registers via an Integrating Electronic Platform (IPE) which provides access to the collected data and facilitate data transfer between registers.

Changes in the agricultural law

The sale of agricultural land without pre-emption rights has to be authorized by The National Support Center for Agriculture.

Necessary documents

1. Declaration of intent to establish a family farm;
2. Statement warranting that the buyer will maintain the purchased property in good agricultural condition;
3. Statement warranting that the buyer has the required agricultural qualifications;
4. Statement warranting that over a period of five years after the purchase, the buyer will reside permanently in the area of the purchased agricultural property which constitutes a part of the family farm,
5. Statement indicating that the buyer has a title to other agricultural property including the combined area of that property;
6. Statement warranting that the combined area of the buyer's agricultural property will not exceed 300 ha after the purchase.

Necessary data

	Data	Register	IREIS
Data required for the sale of agricultural property	Identification and area of property in the Land Register	Cadastre	✓
	Type of agricultural land and soil class	Cadastre	✓
	Number of the land and mortgage register kept for the property	Land Register	✓
	Description of buildings and other assets for sale	Cadastre	✓
	Price of property	Register of Real Estate Prices and Values	✓
	Category of property in the local zoning plan, and if a local zoning plan is not available - in the local land use plan of the relevant municipality	Local Land Use Plan/Land use decisions	✓

Data stored in the Land Registration System of The National Support Center for Agriculture

	Data required for public tasks	Data source	IREIS
Data stored in the Land Registration System	Plot number, soil class, cadastral district, municipality	Cadastre	✓
	Tenant, buyer, contractor	Land Register	✓
	Number of the land and mortgage register, set of documents	Land Register	✓
	Financial data: rent, payment dates	LRS	-
	Natural deposits	Geological cadastre	-/+
	Claims raised by former property owners	Court / Land Register	-/+
	Nature conservation sites	Central Register of Nature Conservation Sites	✓
	Registered historical monuments and archeological sites	Central Register of Monuments	✓
	Initiation of administrative proceedings relating to road construction projects	Agency competent for public roads	-
	Legal claims filed against the regional governor in relation to illegal sequestration of property by the State Treasury; Identified reprivatization claims	Court / Land Register	-/+
	Origin of property (State Land Fund, State Agricultural Farm)	LRS / National Register of Agricultural Producers, Farms and Applications for Payment Entitlements	-/+

Then

The National Support Center for

Agriculture



Information about real estate
gathered in various, separately
functioning public registers.

Now

The National Support Center for

Agriculture



Integrated Real Estate
Information System

Conclusions

Unification of standards has made it possible to integrate data contained in public registers. This milestone step brought Poland closer to launching an effective Land Administration System called Integrated Real Estate Information System, which is a multi-purpose system available to public authorities and individuals.



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