Czech Cadastral and Registration Fees, Examples of Good and Bad Practice

Karel Večeře Czech Office for Surveying, Mapping and Cadastre



Český úřad zeměměřický a katastrální

Registration of Property Rights - CR

- Necessity of registration
- Approx. 800,000 cases per year
- Time needed for registration on average 2 weeks
- Fee 500 CZK (approx. 20 Euro)

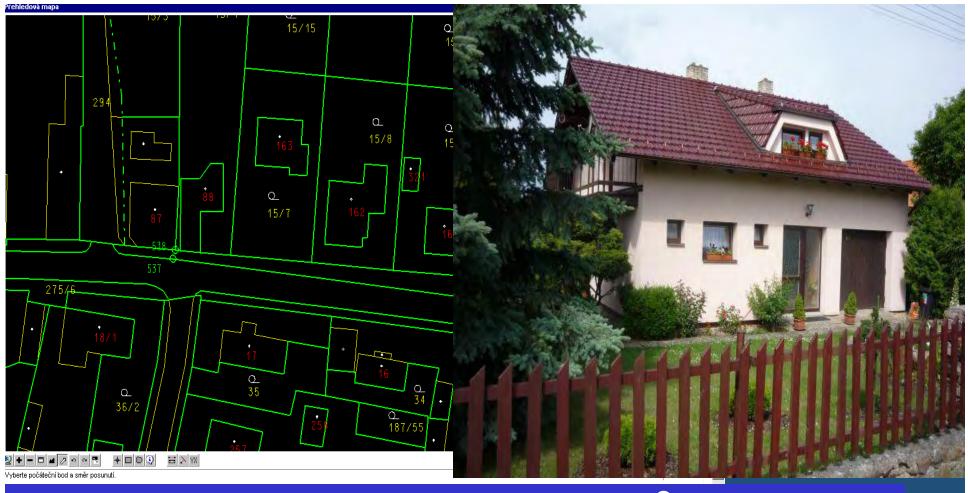


Registration Fees – Bad Practice

Low fee

- The same fee for a small piece of land as well as for a big real estate transaction
- Have not been valorised since 1994





A family house with 1,400 m² of land Registration fee 500 CZK

ΖK





Costs and Fees

- Expenses for 1 reg. in 1994 1,000 CZK
- Cost recovery in 1994 50 %
- Expenses for 1 reg. in 2008 1,600 CZK
- Index of expenses_(2008/1994) = 1.6
- Inflation index_(2008/1994)= 2
- Wage index_(2008/1994)= 3.3
- Cost recovery in 2008 only 31 %



Cost Recovery in New Mission (1999)

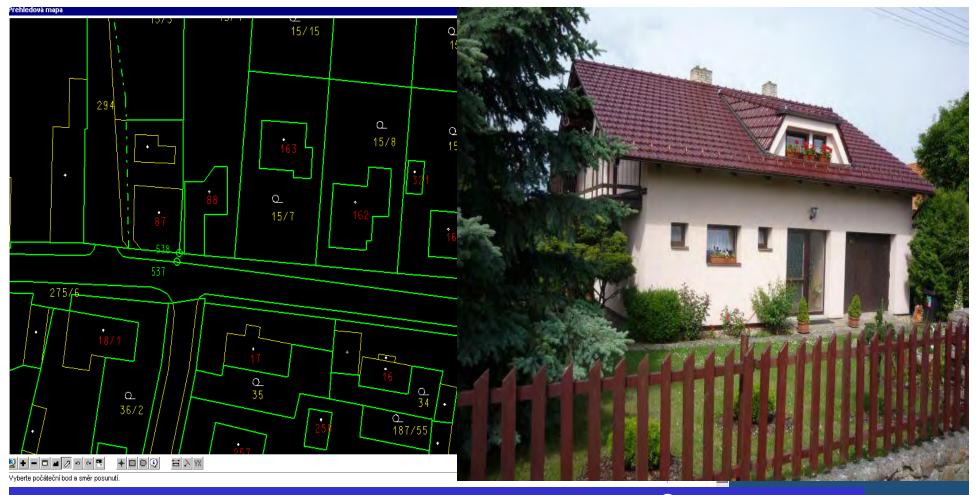
"The COSMC wants to become a body that will ensure the reliable recording of land and buildings as well as the deed related to them to the full satisfaction of owners, state administrative, municipalities, mortgagees and investors. This all should be realised with cadastre and for information services."



The Proposal of New Model of Fees

- 500 CZK per parcel and building
- On average 3 objects in 1 transfer
- Average fee 1,500 CZK 95 % cost/rec.
- Ceiling of fees 20,000 CZK (750 Euro)





A family house with 1,400 m² of land New registration fee 1,500 CZK

ZK





Strong Support from Developers, Banks, Real Estate Agencies.

"We want better services and know that it will not be free of charge. We want to pay for the better services and know that it is worth it."



"So, after 8 years we are again at the beginning ..."



Fees for Information Services – Good Practice

- 3.6 mil. requests for formal documents per year, more than 60% via remote access
- 85 % of cases paid service
- Fee per 1 case approx. 100 CZK (4 Euro)
- 2008 income 510 mil. CZK
- 2008 expenses less than 500 mil. CZK
- Regulation under responsibility of COSMC

The Conclusions

The amount of the charge done by law could be a serious problem for practical steps to the cost recovery policy.

The political representation should specify only the basic principles of fee policy in the general frame.

It is good to give regulatory tools to the hand of governmental bodies.



Thank you for your attention !

karel.vecere@cuzk.cz



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