



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

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# 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 m<sup>2</sup> of land**

**Registration fee  
500 CZK**







Zpět

Vysvětlivky ?

Katastrální a orientační mapa parcel



- Přehledová mapa
- Katastrální a orientační mapa parcel
- Orientační mapa parcel KN
- Orientační mapa parcel PK

**Parcel 1781/8,  
area 16 m<sup>2</sup>**

- číslo bodu (vpravo)
- kód kvality (dole)
- značka bodu
- Definiční body
- Hranice věcných břemen
- Prvky BPEJ
- Grafické přehledy:
  - Polohové bodové pole
  - Klad mapových listů
  - Záznamy podrobného měření změn

(662261.32; 1059288.97)

**Registration fee  
500 CZK**

## 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<sub>(2008/1994)</sub> = 1.6
- Inflation index<sub>(2008/1994)</sub> = 2
- Wage index<sub>(2008/1994)</sub> = 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 smiling employees and low costs that should be covered by the fees for recording into the 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 m<sup>2</sup> of land**

**New registration fee  
1,500 CZK**





**Prague airport – 725  
parcels and 157 buildings**

**Registration fee  
20,000 CZK**



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- Orientační mapa parcel PK
- Ortofotomapa
- Mapa středního měřítka

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(662261.32; 1059268.97)

**New registration fee  
500 CZK**

## 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 !

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