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PRELIMINARY RESULTS FROM THE LAND ADMINISTRATION COST STUDY

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OVERVIEW

- WPLA study on the cost of registration and transfer of real estate and registration of mortgages in the UNECE countries
- Financed by the Norwegian Government through the Norwegian Mapping Authority
- Commissioned by Elena Busch (Statens Kartverk) on behalf of the Bureau of WPLA

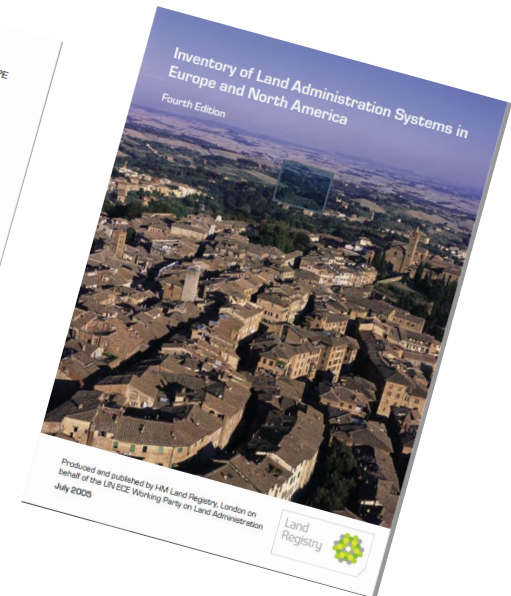
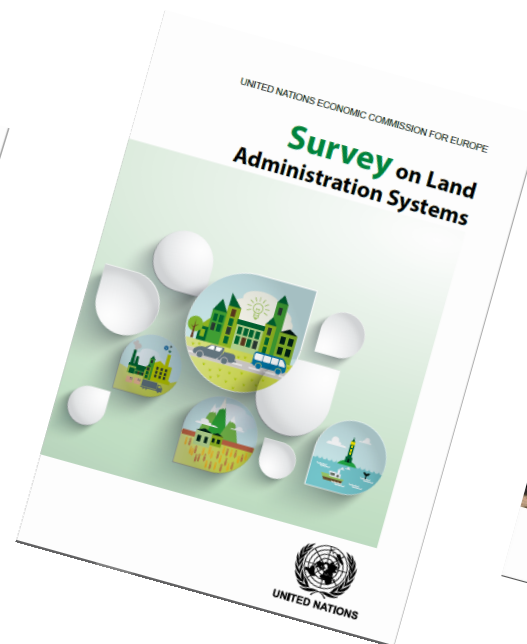
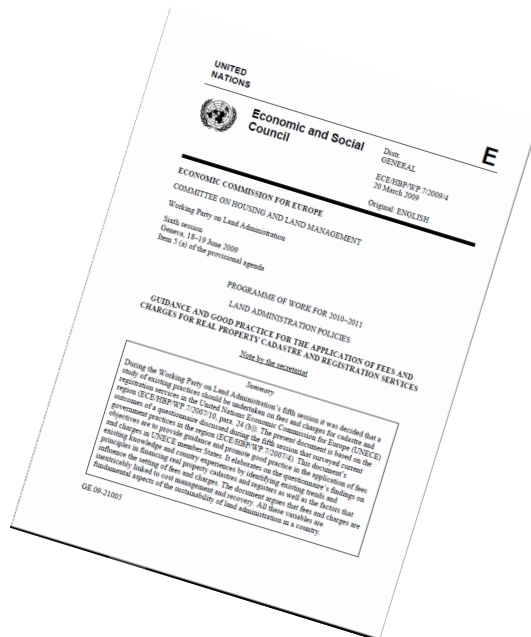
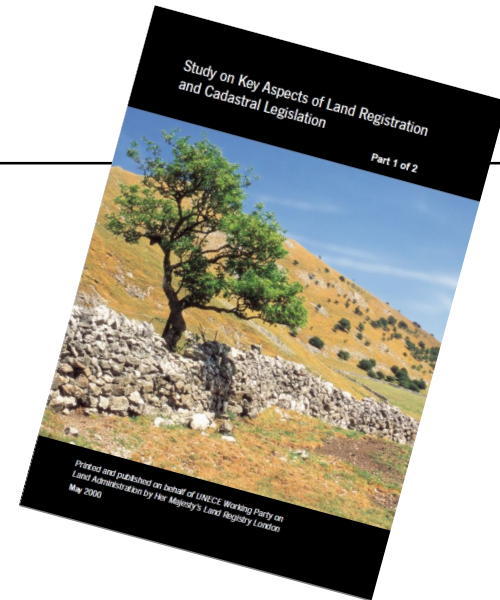


- Lead researcher: Paul van Asperen (University of Twente/ITC)
- Supported by Rik Wouters (Kadaster) and Bureau of WPLA



PREVIOUS STUDIES

- HM Land Registry (2000)
- HM Land Registry (2005)
- WPLA (2009)
- ECE (2014)





CURRENT STUDY

- Previous benchmarks: main focus on institutional processes and costs
- Current study: focus on the costs, fees and taxes to be paid by citizens

Aim:

- Provide an overview of costs related to land registration
- Compare costs amongst member states
- Identify trends within the region



METHODOLOGY

- Questionnaire to all land administration agencies in the member states (52 agencies)
- Response rate: 60% (31 agencies)



QUESTIONNAIRE

Costs related to three use cases:

- **Transfer of a residential dwelling**
- Establishment of a mortgage for a dwelling
- Subdivision of an unbuilt parcel

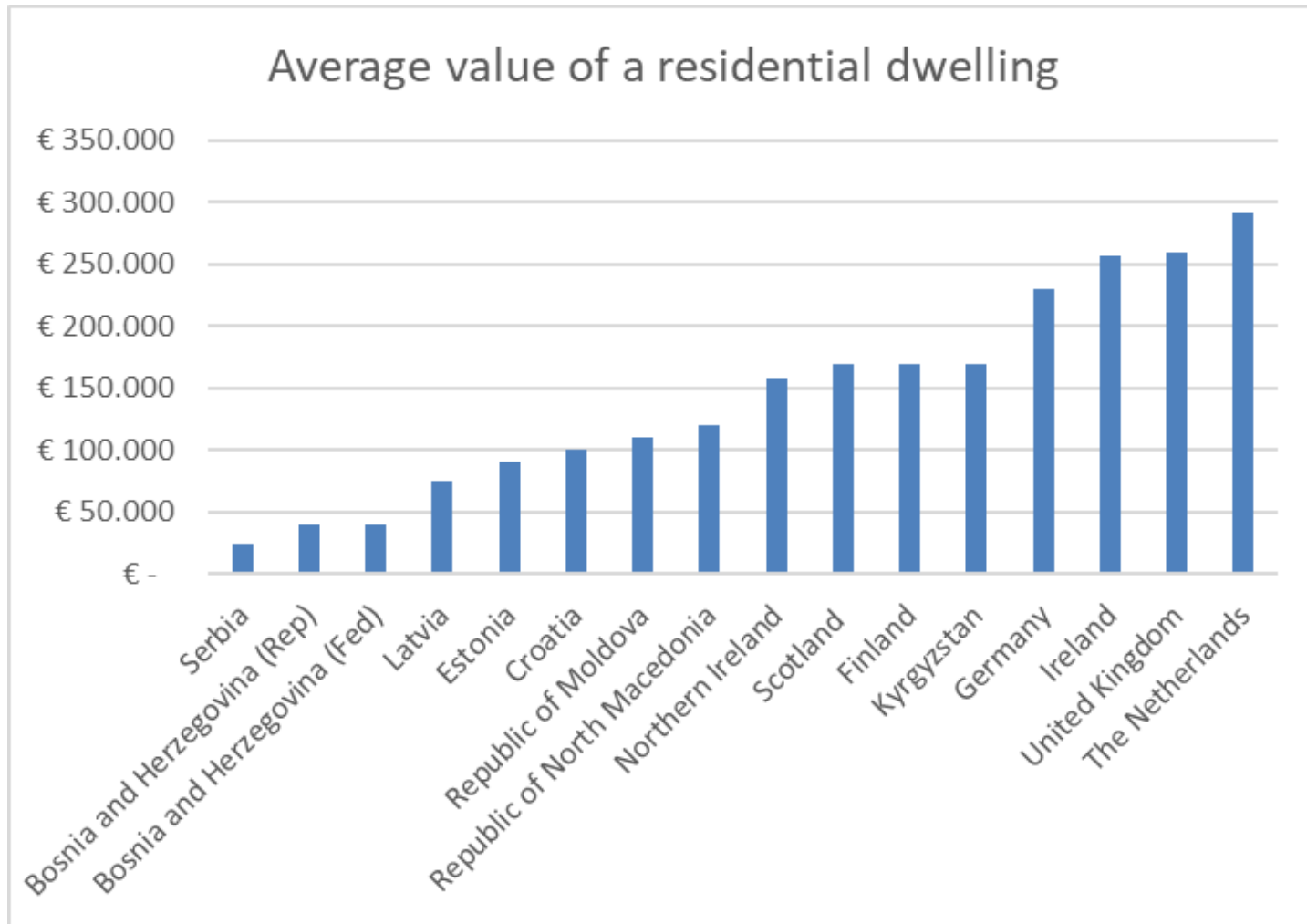
Based on average value:

- Average value (n=16): € 144.000
- Others default: € 200.000

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AVERAGE VALUE





TRANSFER OF A DWELLING

Cost for services concerning **the transfer of a residential dwelling with average market value:**

- Legal and technical services like contract and deed drafting, signing contracts and deeds
- Registration services like registering the contracts/deeds, registration of titles and deeds
- Taxation like taxes related to the transaction, like transfer tax, stamp duties, etc.

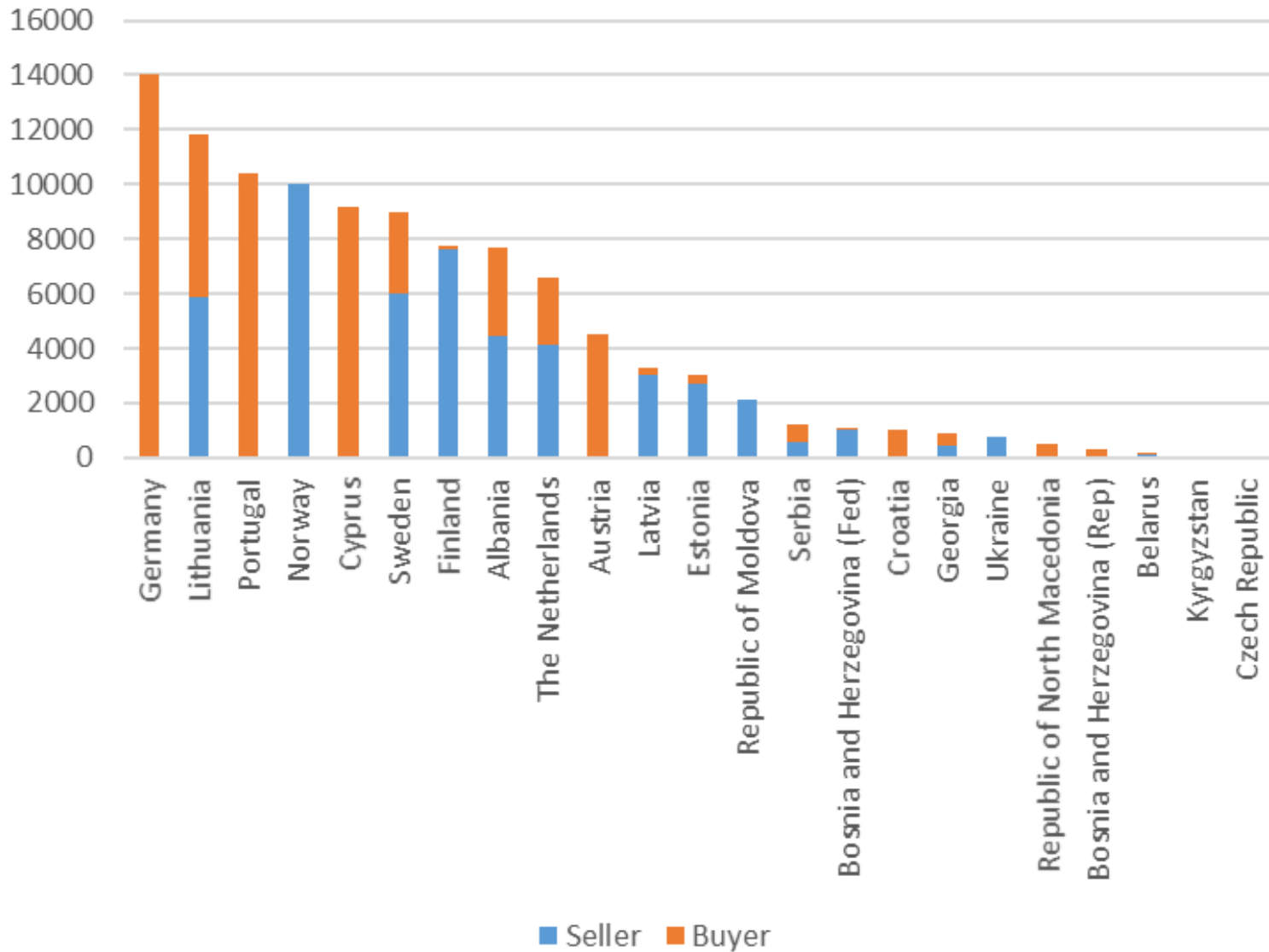
Questions relate to:

- Professional parties involved
- Costs involved
- How costs are calculated (fee base)

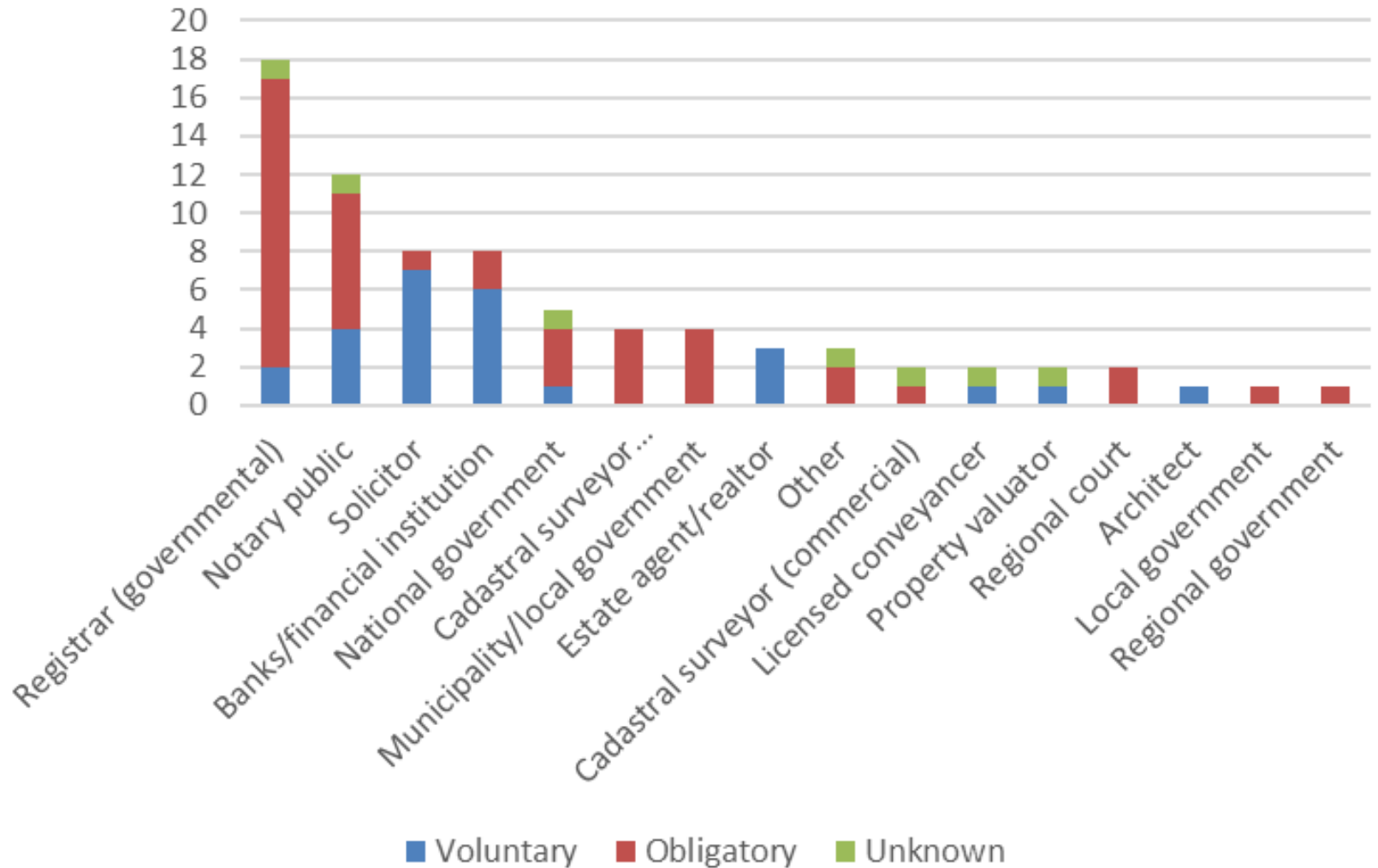
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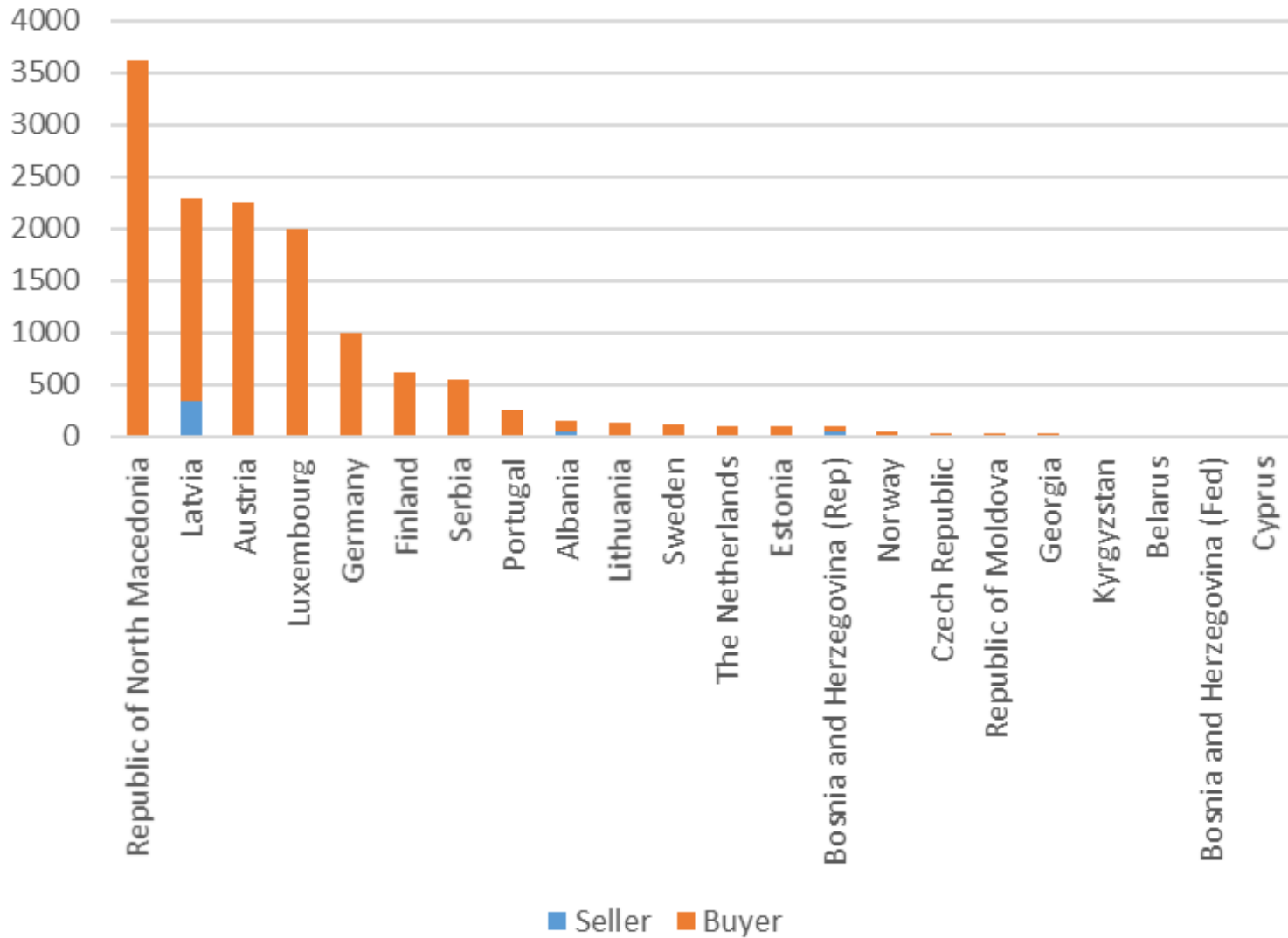
Total costs for legal/technical services



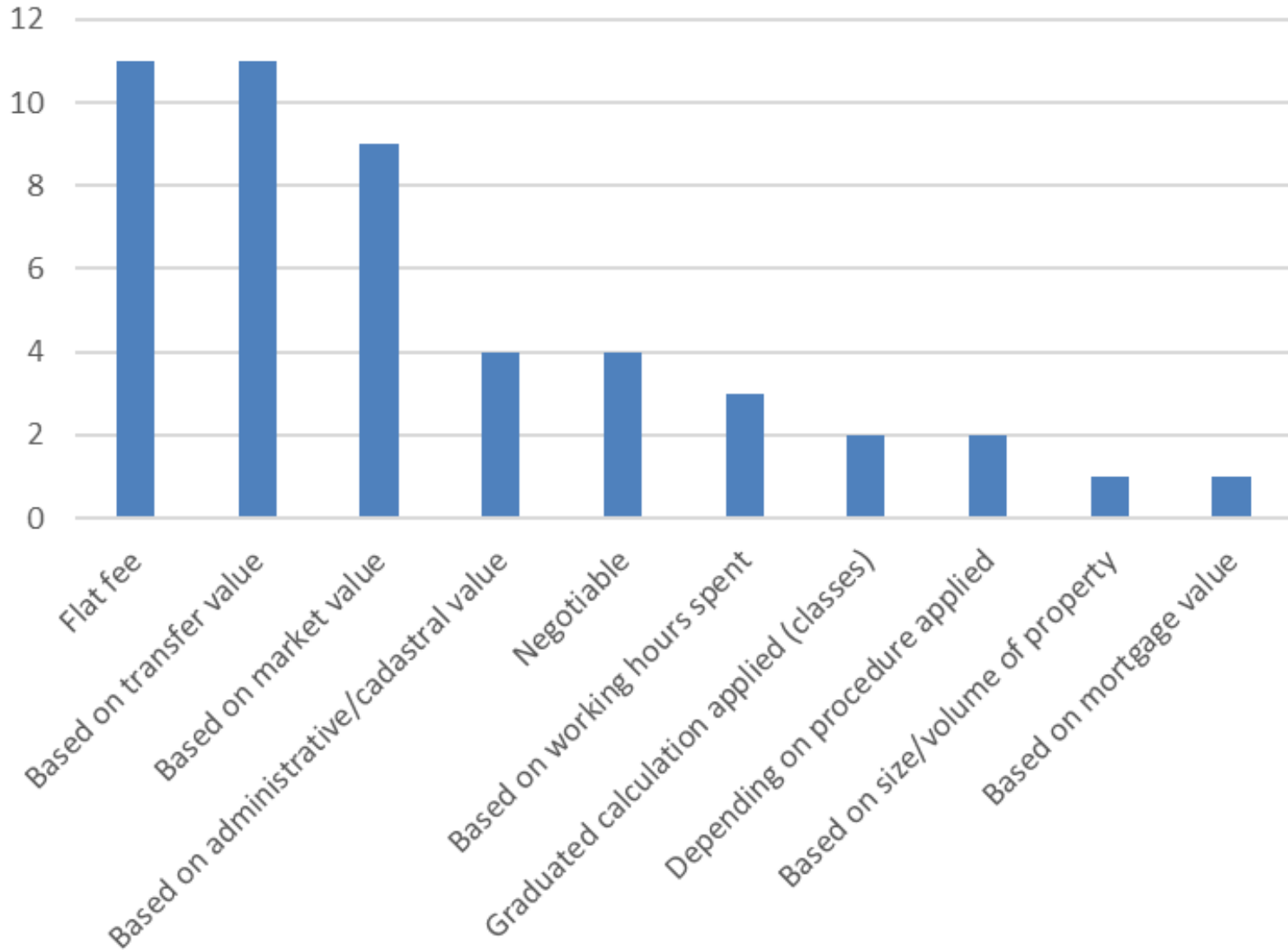
Professional parties involved in registration services



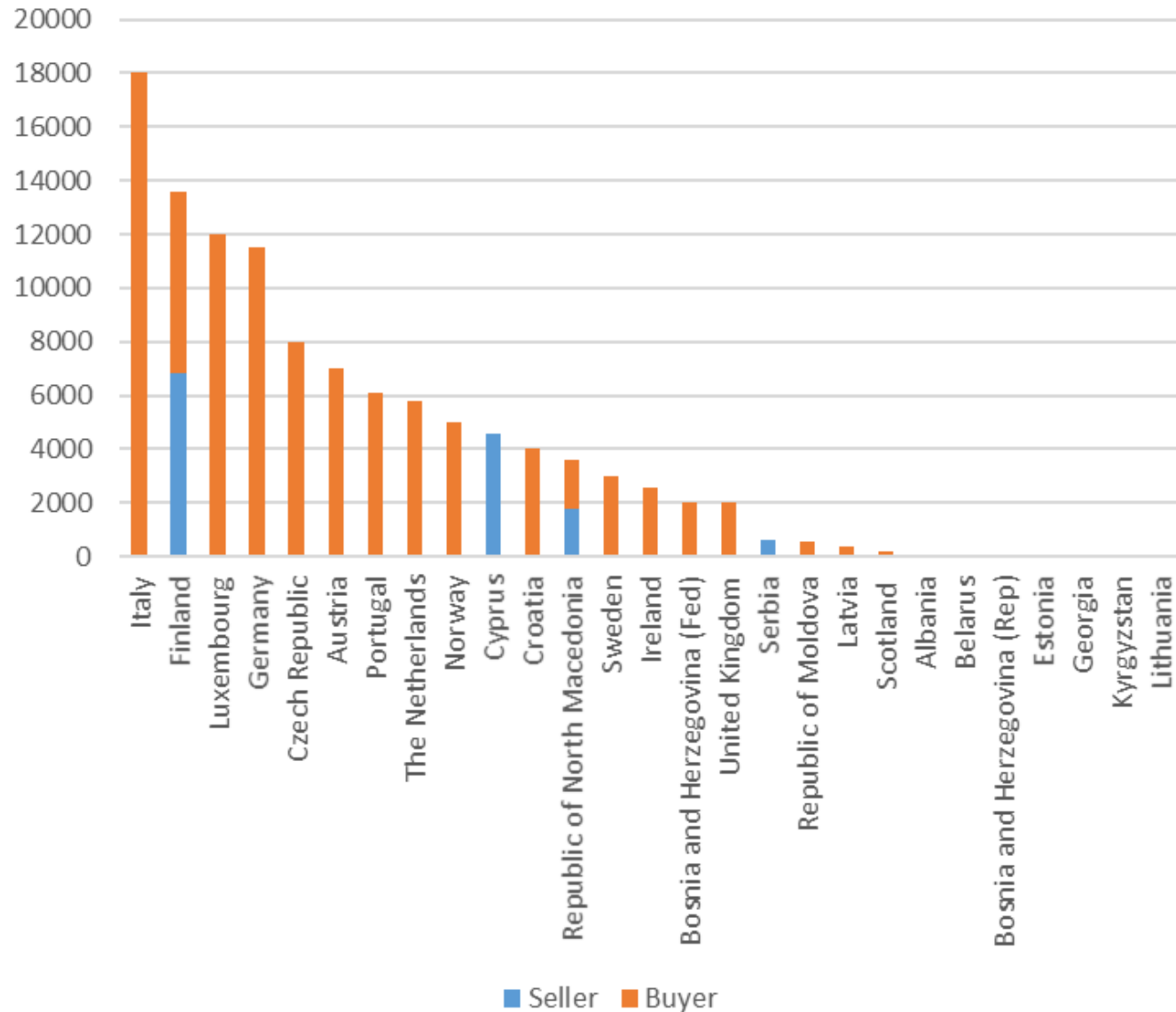
Total costs registration services



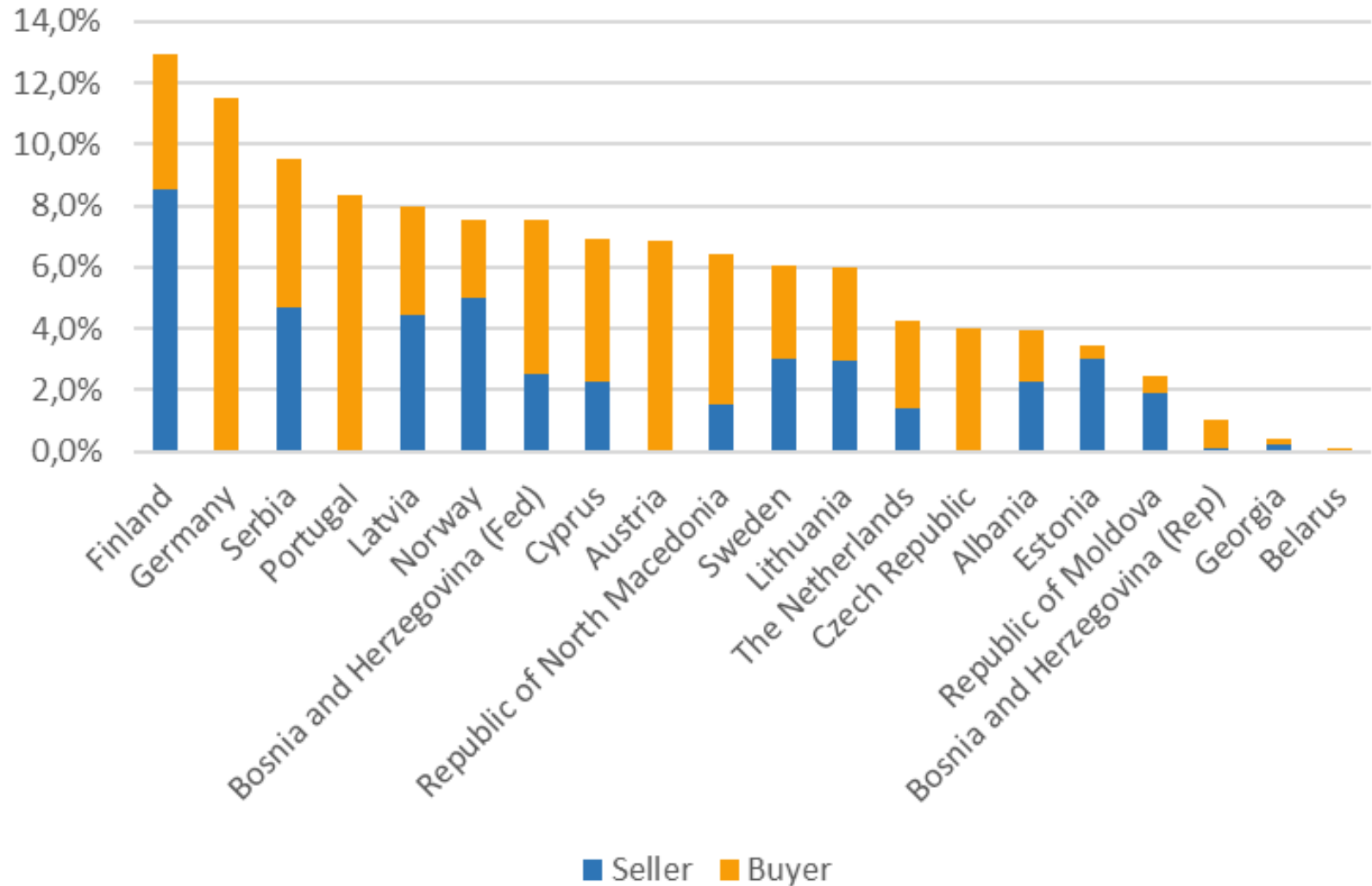
Fee base for registration services



Total transfer tax



Total transfer costs as % of value





PRELIMINARY CONCLUSIONS

- A huge variety of:
 - Professional parties involved
 - Methods of calculation of fees
 - Actual fees to be paid
- Analysis:
 - Questionnaire results
 - Comparison with previous benchmarks
 - Comparison with other materials
- Final report: May 1st 2019

THANK YOU FOR YOUR ATTENTION
THANKS TO ALL RESPONDENTS!

SUGGESTIONS?

QUESTIONS?

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kadaster



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