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* The article concerns the parties involved in a property transfer agreement and the notaries.
* The new provisions came into effect on December 13, 2023 (date of publication in the Government Gazette).

With the enactment of Law 5076/2023, significant provisions were introduced with the goal of streamlining and accelerating property transfer procedures, while concurrently reducing bureaucratic hurdles and burdens on involved parties. These amendments aim to enhance the efficient utilization of private property. Key changes introduced by the law include:

• **Elimination of the requirement for a non-indebtedness certificate for the Land Registry Fee** (TAP):

Upon finalization of the property ownership transfer deed registration, the "Hellenic Cadastre" notifies the Municipality within the property's jurisdiction regarding its details and area, along with information about both the transferor and transferee. If there is any outstanding TAP debt, the transferor assumes responsibility for certifying and settling it at the Municipality's cashier's office.

• **Elimination of the requirement for multiple submissions of cadastral diagram excerpts for divided properties within the same plot**:

If the registrable deed concerns two or more divided properties located within the same plot, a certified excerpt of the cadastral diagram of the plot is submitted.

• **Submission of digital copies of notarial deeds and digital abstracts**:

When applying digitally for the registration of a registrable deed, the pertinent deeds are provided in digital format, along with a digital abstract of the registrable notarial deed.

Furthermore, in addition to the above provisions of Law 5076/2023 and for the same purpose:

• **Launch of the "Property Electronic Folder" platform**:

As of January 1, 2024, the akinita.gov.gr platform has been operational, and its operation mode has been determined. Briefly, the following are provided:

A. APPLICATION SCOPE: in property transfer contracts between natural persons, full ownership of properties registered in the Cadastre and the Cadastre is operational.

B. PLATFORM USERS: the drafting notary of the deed of transfer and the contracting parties.

C. SUMMARY STEPS OF THE PROCESS:

* The notary initiates a new transfer request and invites the contracting parties to review and accept it.
* The transferor designates the property for transfer, accepts the invitation, and grants the notary authorization to gather the requisite documents and information.
* The acquirer accepts the invitation, selects the intended property for transfer, and authorizes the notary to gather necessary documentation.
* Upon completion of the transfer request, an electronic property folder is generated.
* The notary accesses the CADASTRE system and requests the retrieval of essential documents for the transfer from the electronic folder.
* The notarial deed of transfer is executed, and a digital copy bearing the notary's electronic signature is issued.
* The deed is uploaded to the electronic property folder.
* The registrable deed is electronically submitted for registration in the land registry books, prompting a registration application.

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