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Links to other documents

Amending bodies and incorporations

LAW OF THE REPUBLIC OF ARMENIA ON STATE REGISTRATION OF RIGHTS TO PROPERTY

LAW

OF THE REPUBLIC OF ARMENIA

Adopted by the National Assembly
on 14 April 1999

ON STATE REGISTRATION OF RIGHTS TO PROPERTY

CHAPTER 1

LEGAL GROUNDS FOR STATE REGISTRATION OF RIGHTS TO PROPERTY

Article 1. Scope of the Law

1. This law shall prescribe the legal grounds for state registration of rights to property, limitations of rights (hereinafter referred to as "limitations"), provision of information on property, rights thereto, limitations thereon, rights and duties

of the body conducting registration, and peculiarities of proceedings for state registration of rights to and limitations on property.

2. Where international treaties of the Republic of Armenia provide for other norms, the norms of the international treaties shall apply.
3. The norms prescribed by the Law of the Republic of Armenia "On combating money laundering and financing of terrorism" shall extend to the state registration of rights to, limitations on property as prescribed by this Law.
4. The requirements prescribed by parts 3 and 9 of Article 5 of the Law of the Republic of Armenia "On regulation of administrative legal relations" shall not extend to the functions of state registration of rights to, limitations on property and provision of information as prescribed by this Law.
5. The norms prescribed by this Law shall not extend to the relations pertaining to the registration of the right of pledge to assets pledged for issuing mortgage bonds and asset backed securities provided for by the Laws of the Republic of Armenia "On secured mortgage bonds" and "On asset securitisation and asset backed securities".
6. For the purpose of organising state registration or provision of information, the head of the State Register of Real Estate may adopt legal acts regulating the peculiarities of circulation of documents on state registration, provision of information, as well as clerical correspondence of recognition of the authenticity of signatures in transactions concluded by recognition of the authenticity of signatures prescribed by Chapter 5 of this Law and correction of linguistic or printing mistakes not changing the essence and content of the document found in a contract submitted as prescribed by the same Chapter.
7. Relations pertaining to registration of the right of pledge to movable property, right to lease under a lease contract shall be regulated by the Law of the Republic of Armenia "On registration of secured rights to movable property".

8. The Government shall prescribe the list of movable property subject to record-registration for the purpose of maintaining a cadastre of movable property, the procedure for maintaining the cadastre of movable property, forms of record-registration books, as well as bodies conducting registration.

(Article 1 amended, supplemented by HO-267-N of 17 December 2014, amended by HO-297-N of 23 March 2018, edited by HO-495-N of 9 December 2020)

Article 2. Main concepts used in the Law

The following main concepts shall be used in this Law:

State Unified Real Estate Cadastre — co-ordinated state unified register of information on immovable property maintained for the whole territory of the Republic of Armenia and based on the description of borders of units of immovable property in cadastre maps (plans);

maintenance of the State Unified Real Estate Cadastre — a unified function of state registration of rights to and limitations on property, cadastre appraisal of property, record-registration thereof, collection of information on property, rights thereto, limitations on rights, creation and management of an information bank;

unit of immovable property — a part of property forming a unified spatial whole, which is an object of property of one person and in case of common property — the property of more than one person or an object of other property rights;

object of immovable property — units of immovable property that are indivisible by their designated use, which may be not bordering but are indivisible from each other by their designated use as engineering, linear, road, highway and other systems and infrastructures, as well as communication networks (railway, cable line, pipeline, etc.) comprising a part of those units or are indivisible from each other;

address of immovable property — a set of requisites systematised in a certain way whereby the location of an object of prescription of an address is unequivocally determined in a settlement and containing at least the following requisites — marz, community, intra-settlement geographic object (block, square, street, avenue, alley, passing, blind alley, park, etc.), serial number of the immovable property;

common property of owners of multi-apartment building — property prescribed by point 1 of Article 224 of the Civil Code of the Republic of Armenia;

property — immovable property — land parcels, part of subsurface being immovable property, isolated water objects, forests, perennial plantings, underground and ground buildings, including those under construction, constructions and other property attached to the land;

inventory-taking documents — documents drawn up by authorised bodies conducting inventory-taking, passportisation or registration of land parcels, buildings, constructions by 1 March 1998 as a result of inventory-taking, technical passportisation or registration of immovable property or documents prescribed by legislation for the completion of those functions;

subject of registered right — a subject of a right registered as prescribed by this Law. The manager of the given investment fund shall act on behalf of subjects of registered right with respect to rights acquired at the expense of the assets of the contractual investment fund and exercise the rights and duties provided for by this Law;

right holder — a subject, the right to the property acquired whereby in a manner not prohibited by the legislation of the Republic of Armenia has not been subjected to state registration as prescribed by this Law;

documents confirming acquisition of right — a written document which is necessary and sufficient for the legal formulation of the completion of the procedure prescribed by legislation for the acquisition of rights subject to state registration upon the grounds prescribed by law, including civil law contracts, individual acts of state

administration or local self-government bodies, judicial acts, and for the right recognised by virtue of law — written documents confirming the legal facts that are a necessary and sufficient pre-condition for the acquisition of such right under that law;

documents confirming legal title — documents confirming the acquisition of a right and inventory-taking documents;

cadastral code — a set of numbers issued to a unit of immovable property or separate parts thereof or to an object of immovable property and is maintained as long as that unit or object exists as an indivisible wholeness of a unified spatial or designated purpose or the cadastral territory or sub-territory of the given unit has not been changed;

plan of a land parcel — a topographic drawing (map) of the land parcel, drawn in a scale prescribed for use, in which, within the borders of the given land parcel, the condition and borders of the land parcel are depicted at the time of its last land recording (surveying) and in accordance with its last land construction project;

cadastre of movable property — a unified information system of record-registration data of moveable property subject to record-registration according to types in accordance with the legislation of the Republic of Armenia and data on rights to and limitations on movable property subject to state registration, the arising, change, transfer and termination thereof;

maintenance of cadastre of movable property — record-registration of movable property, according to types, and maintenance of record-registration books by the body authorised by the Government, as well as state registration of rights to, limitations on immovable property subject to registration, the arising, change, transfer and termination thereof;

plan of construction — projection — on a certain scale and with conventional signs — of floors of a building, a construction at horizontal projection, and in case of separately standing buildings, constructions — also their location in a land parcel;

state registration — a mandatory function subject to exercise by the body conducting state registration as prescribed by this Law, aimed at the recognition of the arising, change, transfer, termination of rights to and limitations on property by the state, as well as the protection — by the state — of the registered rights to property and ensuring collection, accessibility, objectivity, continuity and unity of the data of the State Unified Real Estate Cadastre;

service centre — a structural sub-division of the State Register of Real Estate which carries out acceptance of applications for exercising functions of the State Register of Real Estate and provision of documents drawn up as a result of those functions.

(Article 2 supplemented by HO-217-N of 12 November 2012, HO-143-N of 24 November 2015, amended by HO-297-N of 23 March 2018, HO-73-N of 21 January 2020, HO-495-N of 9 December 2020)

Article 3. Main principles and objectives of state registration

Main principles and objectives of state registration shall be:

- (1) recognition, guarantee and protection of rights to, limitations on registered property by the state;
- (2) creation and maintenance of an information system on rights to, limitations on property, data on cadastre appraisal, record-registration of property;
- (3) ensuring accessibility, objectivity, continuity and unity of data on property and the registered rights to and limitations on it;
- (4) support to the establishment of the immovable property market.

Article 4. Subjects of state registration

The subjects of state registration shall be: the Republic of Armenia, the communities, natural and legal persons of the Republic of Armenia, foreign states, the administrative and territorial units and organisations of foreign states.

Article 5. Content of state registration

1. State registration shall include:

- (1) state registration of the right of ownership over property, its use, mortgage, development of land parcel, servitude, as well as other property rights provided for by law, including state registration of arising, termination, transfer, change of pledge of property rights to immovable property;
- (2) state registration of limitations on the jurisdiction of disposal, use or possession of property, as well as the application, change, termination of limitations on the exercise of property rights.

(Article 5 supplemented by HO-166-N of 20 October 2016)

Article 6. Presumption of knowledge about state registration and authenticity of registered rights

1. Registered rights to and the limitations on property shall have legal force, and all subjects shall be deemed to have been informed about their registration irrespective of the circumstance whether they are actually aware of it or not.
2. Information registered in the unified register for state registration of rights shall be deemed to be accurate and have probative value as long as it is not declared repealed, invalid or null and void as prescribed by the legislation of the Republic of Armenia.

Article 7. Order and priority of registering rights

1. Rights to property submitted for state registration earlier shall have priority over rights submitted later.
2. Where rights to or limitations on the same property, contradicting in content, are submitted for state registration, the priority of registration shall be given to the right or limitation which is submitted for state registration earlier, except for the cases prescribed by Article 7.1 of this Law, irrespective of the time limit prescribed for that registration; moreover, the priority shall be determined according to the time of submitting the respective application.

The limitation entered with the registering body as prescribed shall exclude any state registration in contradiction thereto from the moment of its entry in case of absence of the grounds prescribed by this Law for suspending its registration, irrespective of the time limit prescribed for the registration of such limitation.

3. The right holder may dispose of the property acquired by him or her or the rights to property, including to burden it with other property rights, following the state registration of the rights to that property as prescribed by this Law, except for cases of alienation of state or community owned land parcels prescribed by part 3 of Article 64 of this Law and the Law of the Republic of Armenia "On the status of individual residential houses with non-retained documents confirming a right".
4. No other property right to property may be registered, where the right of ownership to the given property is not registered, except for the property rights recognised by virtue of law or by a judicial act, as well as other cases provided for by this Law.

(Article 7 supplemented by HO-88-N of 19 June 2015, HO-166-N of 20 October 2016)

Article 7.1. Making a preliminary note on the property right to property

1. Before the state registration of the right arising from a contract, the State Register of Real Estate shall — by a notification of a notary — make a preliminary note on the property right with regard to property in the name of the right holder thereof.

(Article 7.1 supplemented by HO-88-N of 19 June 2015)

Article 8. Ground for state registration of rights to property

1. Documents confirming legal title and, in case of peculiarities of state registration provided for by Chapter 4 of this Law — also the documents prescribed by that Chapter shall serve as a ground for the state registration of rights to property as prescribed by this Law.
2. The liability for the submission of documents confirming legal title for the state registration of rights to property shall be borne by persons applying for state registration of right to property, except for the cases when the liability for submission or acquisition of documents confirming legal title for the state registration of rights to property of natural and legal persons is put on state or local self-government bodies by the legislation of the Republic of Armenia.
3. The body conducting state registration shall be obliged to post — on the official website thereof — the lists of documents confirming the acquisition of the right, necessary for the state registration, according to specific grounds for acquisition of rights to property.

Article 9. Requirement for integrity of documents confirming legal title

1. The right of ownership over any building or construction site (hereinafter

referred to as "construction") or the right of a developer to any construction built by a person having the right to develop a land parcel may not be registered, where documents confirming the legal title of the right holder applying for registration to the land parcel burdened with that construction (requirement of integrity of documents confirming legal title) are not submitted or do not exist at the registering body.

2. The requirement of integrity of documents confirming legal title shall not extend to state registration of rights to constructions (apartments, non-residential premises) located in multi-apartment buildings included in the state or community housing fund in the past, as well as to a fence that is a common shared ownership of neighbours or to other dividing line.

(Article 9 supplemented by HO-157-N of 25 October 2017)

Article 10. State registration of limitations

1. The following shall be a ground for state registration of limitations:
 - (1) judicial acts, decisions rendered — as prescribed by the legislation of the Republic of Armenia — by judicial acts compulsory enforcement bodies, bodies conducting criminal prosecution, as well as other state bodies (hereinafter referred to as "competent bodies imposing limitation") in other cases provided for by law;
 - (2) legal acts of state or local self-government bodies (hereinafter referred to as "administrative bodies imposing limitation") based whereon the exercise of property rights of citizens or legal persons may be limited in cases and as provided for by law;
 - (3) in cases of limitations imposed by virtue of law — the documents confirming the existence of conditions necessary and sufficient for imposing

the limitation, where the law provides for such requirement;

- (4) documents containing a condition on limitation on the exercise of rights to property not contradicting the law, relating to conclusion of transactions.
2. State registration of limitations upon the grounds prescribed by points 1 and 2 of part 1 of this Article shall be conducted based on a judicial act or decision submitted by the body imposing the limitation; state registration of a limitation upon the grounds prescribed by point 4 shall be conducted upon submission by one of the parties to the transaction containing a limitation condition, and state registration of a limitation upon the grounds prescribed by point 3 may be conducted without the existence of the relevant application as well, where the law prescribing the limitation or the legal act ensuring its implementation put that liability on the registering body.
 3. In case it is impossible to unequivocally determine the object or subject of imposing the limitation based on the content of the documents submitted for registering the limitation, the registering body shall — within 1 day after receiving the documents — suspend the state registration of the limitation, notifying of it in writing to the competent body having imposed the limitation, indicating the reasons for suspension.

The registration of the limitation upon the grounds provided for by this part may not be suspended, where at least the following are indicated in the documents submitted:

- (1) cadastral code or address or information clearly describing the location of the unit of immovable property being an object of limitation, and the name of any person having a registered right to the property;
- (2) in case of limitation of rights of a natural person — the name, surname, date of birth and the series and number of the identification document or the social security card number of the natural person;

- (3) in case of limitation of rights of a legal person — the full name of the legal person.
4. Suspended proceedings for state registration of limitation shall resume in case of submission of additional information by the body imposing the limitation for determining the object or subject of the limitation.
5. The limitation registered upon the grounds prescribed by point 4 of part 1 of this Article may exclude the state registration of a right contradicting it only in cases provided for by law.
6. In case grounds for suspending the registration of the limitation are missing, the registering body shall conduct state registration of the limitation, informing thereon the body imposing the limitation or the relevant party to the transaction.
7. State registration of termination of limitations registered as prescribed by this Article shall be conducted based on a relevant document on lifting (terminating) the limitation, and in cases provided for by law — also upon the emergence of such circumstances which terminate the effect of the imposed limitation based on law.

Article 11. Access to information of the State Unified Real Estate Cadastre

1. Freedom of information of the State Unified Real Estate Cadastre shall be limited by the restricted access to the information prescribed by part 5 of this Article, as well as information containing state, official or other secret protected by law.
2. The information of the State Unified Real Estate Cadastre containing state or official secret shall be provided as prescribed by the Law of the Republic of Armenia "On state and official secret".
3. Information of the State Unified Real Estate Cadastre constituting a part of the information of the State Cartographic and Geodesic Fund shall be provided as

prescribed by the Government.

4. The following from the information generated, collected by the registering body as a result of exercising the function of state registration, including submitted for registration thereby, as well as the information available in inventory-taking documents of immovable property, irrespective of its material carrier (hereinafter referred to as "information of the legal cadastre") shall not be deemed to be personal and family secret of natural persons, as well as commercial secret of legal persons:
 - (1) information subject to recording in the unified log for state registration of rights to and limitations on property, except for the cases prescribed by point 3 of part 5 of this Article;
 - (2) data serving as a basis for the cadastre value of a land parcel and constructions (net income) and calculating the cadastral value thereof.

The information prescribed by this part shall be provided in the form of excerpts from documents.

5. Information provided for by part 4 of this Article, as well as other information not provided for by part 4 of this Article shall be provided from the composition of the information of the legal cadastre in the form of excerpts or carbon copies:
 - (1) to persons who are the owner of the enquired unit or object of immovable property at the moment of the enquiry or to other persons upon their consent;
 - (2) to subjects of other rights registered over the enquired unit or object of immovable property or to persons having or having had rights to that immovable property, including to rights holders — on the arising, transfer, change or termination of their rights and limitations or to other persons upon their consent;
 - (3) information on property or composition of property rights belonging to a

natural or legal person, including registered or inventory-taken in the name of the given person or the existence of such property in any territory — to right holders of those rights, and in case of registered rights — to subjects of registered rights or to other persons upon their consent;

- (4) information on transactions or separate conditions thereof — to parties to those transactions or to other persons upon their consent.

The consent provided for by this part may be given in the form certified by the notary or in the simple written form.

6. Information provided for by part 5 of this Article may be provided — without the relevant consent — to the Office of the President, Office of the Prime Minister of the Republic, Staff and Deputies of the National Assembly of the Republic of Armenia, the Audit Chamber of the Republic of Armenia, state administration bodies, courts of the Republic of Armenia, the Prosecutor's Office of the Republic of Armenia and other criminal prosecution bodies, the Central Bank of the Republic of Armenia, local self-government bodies, autonomous bodies and independent state bodies of the Republic of Armenia, the Human Rights Defender of the Republic of Armenia, advocates licensed in the Republic of Armenia, notaries, bankruptcy administrators of the Republic of Armenia for the exercise of the powers vested therein by the law of the Republic of Armenia, the relations pertaining to the disclosure of that information or maintenance of their secrecy shall be regulated by law.
7. The State Register of Real Estate shall — based on the information on persons having terminated citizenship or whose special residence status has expired or persons deprived of that status — establish the existence of land belonging to those persons by the right of ownership and inform the head of the relevant community, and in Yerevan — the Mayor of Yerevan thereon no later than within a period of one week.

(Article 11 supplemented by HO-104-N of 30 September 2013, edited by HO-166-N of 20 October 2016, supplemented by HO-78-N of 16 January 2018, amended,

supplemented by HO-297-N of 23 March 2018, supplemented by HO-495-N of 9 December 2020)

Article 12. Main documents of the system of state registration

1. Main documents generated as a result of state registration shall be:
 - (1) unified log for state registration of rights to and limitations on property (hereinafter referred to as "register log");
 - (2) the cadastral map (plan);
 - (3) cadastral file drawn up for each unit of immovable property (hereinafter referred to as "cadastral file").

Article 13. Register and the procedure for maintenance thereof

1. The register shall be an electronic and, in cases provided for by this Law, also a paper-based document, wherein the following sets of information on the unit of immovable property shall be recorded for the purpose of conducting state registration:
 - (1) information identifying a unit of immovable property, which includes cadastral codes, areas of the land parcel and constructions, the designated and functional use of the land parcel or the land types, the designated use of constructions, the address of the unit of immovable property (except for agricultural land parcels);
 - (2) information on the registration of rights to a unit of immovable property or a part thereof, which includes the rights being registered, the name of the right holder, other data necessary for the identification of the right holder, as well as the list of documents serving as a ground for state registration;
 - (3) information on limitations and the preliminary note, which include:

- a. in case of limitation — the type and nature of the limitation being registered, in case of availability — the time limit, the person imposing it, name of the document having served as a ground for the state registration of the limitation and other requisites;
- b. in case of a preliminary note — information on the type of right to a unit of immovable property or a part thereof, data of the right holder in favour whereof the preliminary note on the right is being made.

In case of a multi-apartment or sub-divided building under construction, an object of preliminary note may be the separated unit (apartment, non-residential premises) of the building provided for by the architectural and construction design project;

- (4) additional information which includes other necessary data relating to the registration of the right or limitation.
2. The state registration shall be conducted in the electronic register, except for cases when:
 - (1) the state registration shall be conducted in a paper-based log in case of failure of the software and hardware automated system for maintaining electronic registers or communication failure occurs, by recording the same information which shall be transferred to the electronic log within a period of one day after the elimination of the technical problems of state registration in the electronic log, by making a relevant note thereon in the paper-based log, indicating the day and time of the transfer.
 3. The form of the register and the procedure for filling in information therein shall be prescribed by the Head of the State Registry of Real Estate.

(Article 13 edited by HO-88-N of 19 June 2015)

Article 14. Cadastral map (plan)

1. Cadastral maps (plans) shall be the reduced and generalised projections on a relevant scale and with conventional signs, wherein units of immovable property units, their location, boundaries, surface, appearances and types, terrestrial and underground communication networks and other data are depicted, which are included in the base or thematic layers of information of the cadastral map.
 - 1.1. The location, boundaries, coordinates, information on the size of area of land parcels shall be included in the base layer of information of the cadastral map.
 - 1.2. The land fund of the Republic of Armenia according to designated purpose, functional purpose and land types, information on terrestrial and underground communication networks having received state registration of the right, as well as other information in cases provided for by the legislation of the Republic of Armenia shall be included in the thematic layer of information of the cadastral map.
2. The coordinates of the rotary (refracting) points of the land parcels, buildings, and other property fixed to constructions indicated in the cadastral map (plan) must be connected to the unified geodetic coordinate system operating in the Republic of Armenia.
3. The procedure for cadastral codification of immovable property and correction of errors found in the cadastral map shall be prescribed by the Government.

(Article 14 supplemented by HO-166-N of 20 October 2016, amended by HO-297-N of 23 March 2018, supplemented by HO-495-N of 9 December 2020)

Article 15. Boundaries of a unit of immovable property (land parcel) and maintenance thereof

1. Boundaries of a unit of immovable property (land parcel) shall be determined by

the coordinates of rotary (refracting) points of a land parcel coherent to the unified geodetic coordination system operating in the Republic of Armenia.

Coordinates of rotary (refracting) points of boundaries of a unit of immovable property shall serve as a ground for fixing the boundaries of the land parcel with boundary marks in a location.

2. The way of determining the boundaries, technical requirements for the accuracy thereof, the forms of the boundary marks shall be prescribed by the Head of the State Registry of Real Estate.

(Article 15 amended by HO-495-N of 9 December 2020)

Article 16. Conduct of cartography, geodesy, measurement (record-registration) and land construction activities in the territory of the Republic of Armenia

1. Persons having received a qualification certificate from the state authorised body may engage in cartography, geodesy, measurement (record-registration) and land construction activities in the Republic of Armenia.

In case the certificate or its carbon copy is lost or becomes unusable, the qualified person's name or surname is changed, the qualified person may apply to the authorised body for obtaining a copy of certificate or a renamed certificate, which shall be provided by the authorised body within three working days. The note 'Copy' shall be made in the right upper corner of the copy of the certificate.

2. The mandatory requirements for conducting cartography, geodesy, measurement (recording) and land construction activities, the procedure and conditions for conducting qualification, and the form of the qualification certificate shall be prescribed by the Government.

- (1) The following shall be a ground for suspending a qualification certificate for cartography, geodesy, measurement (recording) and land construction (hereinafter referred to as "certificate"):
 - a. a judicial act on suspending the certificate;
 - b. failure to comply with the mandatory requirements for conducting cartography, geodesy, measurement (recording) and land construction works, prescribed by the decision of the Government;
- (2) the order of the head of the state authorised body on suspending the certificate shall be handed over in person — within one working day following the day of rendering it — to the person having received qualification with signature on the receipt, and in case of absence of possibility to hand it over in person —via post delivery, by registered letter;
 - (2.1) the certificate shall be suspended upon the ground prescribed by sub-point "b" of point 1 of this part for a period of one month;
 - (2.2) the certificate shall be suspended within two months from the day of detecting a violation in the form of failure to comply with the mandatory requirements prescribed by sub-point "b" of point 1 of this part;
 - (2.3) the certificate may not be suspended, where more than six months have passed from the day of detecting a violation in the form of failure to comply with the mandatory requirements prescribed by sub-point "b" of point 1 of this part;
- (3) the qualified person shall not have the right to conduct cartography, geodesy, measurement (recording) and land construction activities during the suspension of the certificate, except for cases when those activities are aimed at eliminating the reasons for suspension;
- (4) the following shall be a ground for terminating a certificate:

- a. existence of false or distorted data further revealed in documents submitted for obtaining a certificate;
 - b. a judicial act on declaring a person as having no or limited legal capacity or depriving him or her of the right to engage in certain activities;
 - c. application of the qualified person for terminating the certificate; d. conduct of activities during the time limit of suspension of the certificate; e. suspension of the certificate twice within one year; f. a document certifying the death of the qualified person;
- (5) the order of the head of the state authorised body on suspending the certificate shall be given or properly forwarded to the person having received qualification within 1 working day following the day of rendering it (except for sub-point "f" of this point);
- (6) suspension of the certificate, elimination of suspension and termination of the certificate shall be carried out based on the opinion of the standing commission for professional qualification of the applicant in the field of cartography, geodesy, measurement (recording) and land construction activities, upon the order of the head of the state authorised body.

The procedure for appealing against orders on suspending a certificate, eliminating the suspension and terminating a certificate shall be prescribed by law;

- (7) a person may apply for obtaining a new certificate after the certificate is terminated within six months from the day of termination thereof;
- (8) the name-list of persons having obtained a qualification certificate for cartography, geodesy, measurement (record-registration) and land

construction activities shall be published on the official website of the authorised body upon their consent.

3. The registering body shall not bear liability for the quality of works and accuracy of data of the person having received qualification, indicated in this Article .
4. The works indicated in part 1 of this Article shall be performed at the expense of the owner (user) of the immovable property.

(Article 16 amended, supplemented by HO-277-N of 15 November 2011, supplemented, edited, amended by HO-166-N of 20 October 2016, amended by HO-267-N of 23 March 2018)

Article 17. Cadastral file

1. Based on documents submitted for state registration or other purposes, a separate cadastral file shall be drawn up with regard to each unit of immovable property (irrespective of state registration) wherein the documents submitted, as well those drawn up by the authorised body conducting state registration as a result of state registration, provision of information and exercise of other functions of maintaining the cadastre of real estate (hereinafter referred to as "documents in the cadastral file").
2. The cadastral file shall be maintained both in paper-based form and electronically.
3. The documents certifying the property and the rights thereto and limitations thereon shall be kept indefinitely, in a document form and on electronic carriers.

Article 18. Rights to and limitations on property, arising based on law and having legal force irrespective of state registration

1. Electric power distribution companies shall — in cases and as prescribed by law — have the right to limited use (servitude) of land parcels belonging to others, buildings and constructions fixed thereon, for the installation, operation, maintenance of power stations, aerial lines and wires, sub-stations and pillars, their safety zones and the right to access thereto.
2. Rights to and limitations on property shall have legal force irrespective of state registration:
 - (1) prior to the adoption of this Law — for public needs, the right to access for the purpose of service and maintenance of linear and engineering and transport structures (electric communication, radiotelephone communication, conduits, canals, railway, motor roads, etc.), constructions;
 - (2) rights of spouses, children and other persons under care, which are prescribed by the legislation of the Republic of Armenia, even if those rights have not been registered separately;
 - (3) limitations prescribed by the legislation of the Republic of Armenia, being a general rule and prohibition (healthcare, defence, environmental protection, etc.);
 - (4) servitude prescribed by this Law to the benefit of electric power distribution companies before the registration as prescribed by the legislation of the Republic of Armenia.

CHAPTER 2

SYSTEM OF STATE REGISTRATION

Article 19. Authorised body conducting state registration

1. State registration, termination, suspension and rejection of state registration of rights to and limitations on property, provision of information on property and rights thereto and limitations thereon as prescribed by this Law shall be conducted by the Committee of Cadastre (hereinafter referred to as "State Register of Real Estate"), via its structural sub-divisions.
2. *(part repealed by HO-297-N of 23 March 2018)*

(Article 19 supplemented by HO-166-N of 20 October 2016, amended by HO-297-N of 23 March 2018, HO-105-N of 1 July 2019, HO-73-N of 21 January 2020)

Article 20. Powers of the State Register of Real Estate

1. The State Register of Real Estate shall participate in the development of general policy in the field of immovable property in the territory of the Republic of Armenia and ensure the implementation thereof, conduct the state registration of rights to property, the preliminary note on the property right to property for the purpose of recognition and guarantee of rights to, limitations on property, establishment of an information system on property, provision of information and management of and supervision over the functioning of the system, as well as other powers provided for by law.
2. The State Register of Real Estate shall:
 - (1) conduct state registration of rights to and limitations on property (irrespective of the type of ownership) and limitations on the use thereof;
 - (2) draw up the balance of land fund of the Republic of Armenia;
 - (3) create cadastral and topographic maps of immovable property, draws up

- digital cadastral and topographic maps;
- (4) conduct cadastral appraisal of immovable property, creation of a database of land tax, property tax, participate in the development of a methodology for the appraisal of immovable property — lands, buildings, constructions for the purpose of maintaining various cadastres;
 - (5) develop and introduce the system of codification (coding) of immovable property, codes of state registration;
 - (6) organise and conduct state systematised observations (monitoring) of immovable property, publish the analysis and information on the immovable property market;
 - (7) establish and manage the information bank on immovable property and rights thereto, limitations thereon, keeps the documents of cadastral files and state registration;
 - (8) conduct professional qualifications check of natural persons who are applicants for a type of activity subject to qualification "Immovable property appraisal" in the territory of the Republic of Armenia, holding of qualification of applicants in the field of cartography, geodesy, measurement (recording) and land construction activities, provision of qualification certificates, suspension or termination thereof;
 - (9) carry out introduction of automated cadastre in the system;
 - (10) ensure the accuracy, integrity, accessibility, up-to-datedness and publicity of information on immovable property and rights thereto and limitations thereon;
 - (11) participate in the development of principles of regulation of land relations, land policy, management of land resources in terms of rights to the land, and formation of the land market;

- (12) provide information on immovable property, plans drawn up and their architectural and planning assignments for drawing up urban development programme documents, provide opinions in cases provided for by the legislation of the Republic of Armenia;
- (13) within the scope the competence thereof, participate in the development of land construction target programmes, draft projects for unification of lands;
- (14) develop draft legislative and other legal acts, regulatory documents (state standards, directives, methodical instructions, etc.) regulating the operation of the field;
- (15) publish a bulletin of the State Unified Real Estate Cadastre;
- (16) establish and manage the state cartographic fund based on the geo-information system of the Republic of Armenia, topographic maps, extraction materials and plans;
- (17) carry out works for creation and regular update of a state geodetic network, ensure the formation of a unified system for coordinate, high altitude, gravimetric metrology;
- (18) provide permits as prescribed for carrying out geodetic and cartographic activities;
- (19) manage the works for creating and maintaining a national information bank of geographic names and a state card index of geographic names of the Republic of Armenia.
- (20) (point repealed by HO-368-N of 9 July 2020)

(Article 20 supplemented by HO-88-N of 19 June 2015, edited by HO-297-N of

23 March 2018, edited, amended by HO-368-N of 9 July 2020)

Article 21. Head of the State Register of Real Estate

1. *(part repealed by HO-297-N of 23 March 2018)*
2. The head of the State Register of Real Estate of the Republic of Armenia may not hold another position, be a member of a representative body, perform other paid work (except for pedagogical, scientific and creative works).

(Article 21 amended by HO-297-N of 23 March 2018)

Article 22. Structural sub-divisions of the State Register of Real Estate

(title amended by HO-73-N of 21 January 2020)

1. Structural sub-divisions of the State Register of Real Estate shall be established by the head of the State Register of Real Estate and conduct — as prescribed by law, in the territory defined thereby — state registration of rights to and limitations on property, termination, suspension and rejection of state registration, provide information on property and rights thereto and limitations thereon, as well as other functions arising from the main principles and objectives of state registration, provided for by the legislation of the Republic of Armenia.
2. The territorial subordination of the functions of state registration and provision of information and acceptance of applications for state registration and provision of information between territorial sub-divisions of the State Register of Real Estate shall be defined by the head of the State Register of Real Estate.

(Article 22 edited by HO-166-N of 20 October 2016, amended by HO-73-N of

21 January 2020)

Article 23. Officials having the power to conduct state registration

1. State registration, termination, suspension or rejection of state registration at structural sub-divisions of the State Register of Real Estate as prescribed by this Law shall be conducted by officials ex officio having the power to conduct state registration, the list of positions whereof shall be defined by the head of the State Register of Real Estate.
2. Officials having the power to conduct state registration shall be prohibited from registering the rights to property in their names or in the names of their next of kin (parent, husband, child, brother, sister).

(Article 23 edited by HO-166-N of 20 October 2016, amended by HO-73-N of 21 January 2020)

CHAPTER 3

PROCEEDINGS FOR STATE REGISTRATION AND PROVISION OF INFORMATION

Article 24. Initiating proceedings for state registration of right

1. An application submitted to any service centre of the State Register of Real Estate (irrespective of location) by the right holder applying for state registration of a right shall be a ground for initiating proceedings for state registration.
2. The following shall be mandatorily indicated in the application:
 - (1) address or location of the property (the unit code may be mentioned as

- well);
- (2) in case of natural persons — data from the applicant's identification documents prescribed by the legislation of the Republic of Armenia (name, surname, patronymic, date of birth, address of residence, the name, series and number of the document);
 - (3) in case of legal persons — full name, location;
 - (4) the claim filed by the application;
 - (5) the list of documents submitted attached to the application;
 - (6) date of submission of the application;
 - (7) signature of the applicant;
 - (8) in case of legal persons — the state registration number as well.
3. The applicant must have with him or her an identification document and submit the following with the application:
- (1) documents confirming legal title, necessary for state registration of the right, and in the cases provided for by Article 25 of this Law — also other documents prescribed by that Article;
 - (2) in cases prescribed by the Law of the Republic of Armenia "On state duty" — the receipt of paying the state duty fee in the amount prescribed by that Law and the receipt of paying the fee provided for by Article 71 of this Law.
4. Documents shall be submitted in one copy — the original or the copy certified as prescribed. The content or any part of those documents must not be written in pencil, they must not include deletions, corrections not certified as prescribed, as well as damages hindering the accurate comprehension of the content of the document.
5. An application by any one of the participants of common ownership shall be

sufficient for initiating proceedings for state registration of the right of common ownership over property.

6. Rights arising from transactions (except for unilateral transactions) aimed at the arising, change, and transfer of rights to immovable property must be submitted for state registration no later than within 30 working days starting from the day of the notarial certification of those transactions.

Failure to comply with the requirement of this part shall lead to the invalidity of the transaction, except where the grounds prescribed by part 6.1 of this Article have existed. Such transaction shall be null and void.

An application for state registration of rights arising from a transaction may be submitted by each of the parties to the transaction.

- 6.1. Missing the time limit indicated in part 6 of this Article shall be deemed as valid where the applicant substantiates the circumstance of missing the time limit for reasons beyond his or her control (in the absence of his or her fault).

The authorised body conducting state registration shall deem missing the time limit as valid based on the application, were:

- (1) an unusual and unavoidable circumstance (force-majeure), under the existing conditions, has impeded the submission of the application for registration within the indicated time limit;
- (2) a disease of the applicant which has impeded the exercise of his or her right has impeded the submission of the application for registration within the indicated time limit;
- (3) the circumstance that the applicant has been engaged in military operations in the armed forces or in the fulfilment of combat tasks or other service obligations has impeded the submission of the application for registration within the indicated time limit;

- (4) a party to the transaction has been declared as having no legal capacity after concluding the transaction, and the guardian appointed as prescribed by law has applied for restoring the time limit;
- (5) a party to the transaction has died, and the legal successor has applied for restoring the time limit;
- (6) emergence of a ground for declaring a party to the transaction as missing has impeded the submission of the application for registration within the indicated time limit and, after having been declared as missing, the trust manager of his or her property has applied for restoring the time limit;
- (7) the legal representatives of the minor citizen have died and he or she has not had a guardian or curator appointed as prescribed by law.

The body conducting state registration shall render a decision on deeming missing the time limit as valid, where the indicated grounds have arisen or existed within the period of 30 days prescribed by part 6 of this Article.

The deadline for submitting an application for state registration and for deeming missing the time limit for state registration as valid shall be 15 working days starting from the day the reason for missing the time limit has been eliminated, and in case of persons who are not parties to the transaction — 15 working days from the day when they learnt or were obliged to learn about that transaction.

The body conducting state registration shall consider and resolve the application for state registration and for deeming missing the time limit for state registration as valid as prescribed by the Law of the Republic of Armenia "On fundamentals of administration and administrative proceedings".

7. The application shall be submitted by the right-holder in person or by a person who is party to the transaction prescribed by part 6 of this Article, by a right-

holder who is a legal person or, in case of a party to the transaction, an a body (official) vested with the competence to act on behalf of that legal person without a letter of authorisation, except for cases, where:

- (1) the application is being submitted by a person acting on behalf of the right-holder upon a letter of authorisation certified by a notary or in a simple written form;
 - (2) the application is being submitted by the guardian, curator or another legal representative of the right-holder;
 - (3) the application is being submitted by an interested person, for state registration of the arising, change, transfer or termination of right based on a judicial act;
 - (4) the application is being submitted by the judicial acts compulsory enforcement body, for the purpose of ensuring the enforcement of a writ of execution.
8. The identity of the applicant shall be verified based on the original of the identity document prescribed by the legislation of the Republic of Armenia or a carbon copy thereof approved as prescribed, without whereof no application shall be accepted. The submitted application and attached documents shall be entered with the presence of the applicant and registered in the record-register of applications, after which a receipt shall be provided to the applicant, indicating the day, hour, minute, number of the entry of the application, data on the applicant, the claim filed by the application and the list of documents submitted attached to the application.

The form of the record-register of applications, the procedure for the maintenance thereof and the format of the receipt provided to the applicant shall be approved by the head of the State Register of Real Estate.

9. The liability for the authenticity of documents submitted with the application shall be borne by persons having submitted the documents.

(Article 24 amended, supplemented by HO-173-N of 22 June 2012, edited, supplemented by HO-166-N of 20 October 2016, HO-387-N of 16 July 2020)

(Law [HO-387-N](#) of 16 July 2020 contains a transitional provision relating to the Article)

Article 25. Other documents necessary for state registration of rights to property

1. The plan of the land parcel being registered shall also be submitted for the state registration of rights to property, where:
 - (1) no state registration of rights to the land parcel being submitted for registration has been conducted after 1 March 1998;
 - (2) state registration of a change (division, merger or adjustment) of borders of a land parcel registered after 1 March 1998 will be conducted (except for the merger of borders of land parcels already registered).
2. The plan of the construction shall also be submitted for the state registration of rights to property, where:
 - (1) no state registration of rights to the construction being submitted for registration has been conducted after 1 March 1998;
 - (2) state registration of rights to newly created (built) constructions or state registration of reconstruction, division, as well as change of area — upon other grounds — of already registered constructions will be conducted;
 - (3) in other cases provided for by law.
3. The decision of the authorised body on issuing an address of immovable property shall also be submitted for state registration of property, except for land parcels

of agricultural use, of ownership or rights to development of land parcel, where:

- (1) the address of the immovable property being submitted for registration is not mentioned in the documents confirming legal title or the mentioned address does not contain the requisites “name of intra-settlement geographic object” or “serial number of immovable property”;
 - (2) an application for state registration of division or merger of units of immovable property is submitted.
4. Forms of the plans provided for by this Article, [the requirements for the plans and the procedure for submitting the plans shall](#) be defined by the head of the State Register of Real Estate. The plans provided for by this Article must be submitted only electronically via the electronic system of the official website of the State Register of Real Estate.

(Article 25 edited by HO-166-N of 20 October 2016, HO-495-N of 9 December 2020)

(Law [HO-495-N](#) of 9 December 2020 contains a transitional provision relating to the Article)

Article 26. Submission of applications for state registration electronically

1. An application for state registration and the documents subject to submission attached to the application under this Law may be submitted (downloaded) also electronically, in which case the identification of the applicant shall be carried out by the electronic digital signature of the applicant or in another way of identification of a person prescribed by the Government.
2. The procedure for submission of applications and documents electronically, as well as the grounds for suspension of proceedings for state registration for technical reasons related thereto shall be prescribed by the Government.

(Article 26 edited by HO-166-N of 20 October 2016, amended by HO-297-N of 23 March 2018, edited by HO-495-N of 9 December 2020)

Article 26.1. Acceptance of applications for proceedings for state registration or provision of information and provision of documents drawn up as a result of conducting those proceedings by the authorised operator

1. Powers for exercising the functions of accepting applications submitted for the purpose of providing information on state registration of rights to or limitations on property, except for limitations imposed by competent bodies through the procedure of criminal, civil, administrative procedure or administration, on property and rights thereto and limitations thereon, as well as of providing the final documents of proceedings drawn up by officials of the State Register of Real Estate as a result of conducting proceedings for state registration of or provision of information on property, initiated based on those applications, may be vested in the authorised operator of the Government, based on a contract concluded with the State Register of Real Estate. The procedure for exercising the functions provided for by this part by the operator and the amount of the fee for providing a log in name envisaged for entering the automated system for state registration shall be prescribed by the Government.
2. The liability for ensuring the compliance of the electronic copies of documents entered into the automated system for state registration of immovable property by operators authorised by the Government and the originals of those documents shall be borne by the operator entering those documents into the automated system for state registration of immovable property.

(Article 26.1 supplemented by HO-166-N of 20 October 2016, amended by HO-297-N of 23 March 2018)

Article 27. Conduct of state registration of right

1. After the application is entered, the registering body shall examine the documents confirming legal title submitted for state registration of right and, in case of absence of grounds for suspension, termination of proceedings for state registration or refusal of state registration provided for by this Law, conduct state registration of right by recording the data provided for by Article 13 of this Law in the log.
2. Rights to and limitations on property shall be deemed registered from the moment of making the relevant prescribed records in the register and being approved by the official having the competence of state registration.
3. Following the state registration, a certificate of state registration of right to immovable property (hereinafter referred to as "certificate of registration") shall be issued to subjects of the registered right, confirming the fact of state registration of the right submitted for registration.
4. The following shall be indicated in the certificate of registration:
 - (1) names of subjects of the registered right;
 - (2) information identifying a unit of immovable property, which includes cadastral codes, areas of the land parcel and constructions, the designated and functional use of the land parcel or the land types, the designated use of constructions;
 - (3) the address of the unit of immovable property, and in case of agricultural land parcels — the name of the community (the name of the district as well, where available);
 - (4) documents confirming legal title, having served as a basis for state registration;

- (5) records made during state registration of the given right, prescribed by points 2 and 4 of part 1 of Article 13 of this Law.
5. The form of the certificate of registration and the peculiarities of filling in data therein shall be prescribed by the head of the State Registry of Real Estate.
 6. Rights acquired at the expense of assets of a contractual investment fund shall be registered in the name of the manager of the respective investment fund (the name of the manager of the given investment fund shall be indicated in the certificate of registration), mentioning that he or she is the manager of the given investment fund and is acting on behalf of the subjects of the registered right (participants of the investment fund). A change in the composition of the participants of a contractual fund shall not lead to the need for making changes in the certificate of registration.
 7. In case of a need for changing data recorded in the certificate of registration submitted by the applicant, a new certificate of registration shall be issued to the applicant.
 8. A certificate of registration issued until 1 July 2019 shall be substituted — upon the request of the subject of registered right or a person authorised thereby or the legal representative thereof or a person having the competence to alienate the property or a part thereof or burden it with other property right, and in case of death of the subject — upon the request of the notary — with a new certificate of registration with a note on the actual date of registration, even if the need for changing recorded data, indicated in part 7 of this Article, does not arise.

(Article 27 supplemented by HO-217-N of 12 November 2012, HO-105-N of 1 July 2019, HO-495-N of 9 December 2020)

Article 28. Suspension of proceedings for state registration of right

1. The body conducting state registration of a right shall suspend the proceedings for state registration of a right, where:
 - (1) the documents or information provided for by the legislation of the Republic of Armenia or this Law, necessary for rendering a decision on state registration, have not been submitted with the application;
 - (2) it is not possible to clearly specify the right or limitation subject to state registration, the identity of the right holder or the unit of immovable property being the object of registration of the right (limitation) upon the submitted documents confirming legal title;
 - (3) the fee for rendering the relevant services is not paid;
 - (4) the documents confirming legal title are drawn up in violation of the mandatory requirements prescribed by the legislation of the Republic of Armenia for such documents, as well as the requirements of part 4 of Article 24 of this Law;
 - (5) there is a non-compliance not substantiated by documents in the documents submitted or between the data submitted and those existing in the register or inventory-taking documents (in case not registered), except for the cases arisen due to a technical error;
 - (6) the submitted documents or the parts thereof relating to the given right or limitation have been suspended upon the decision of the competent body;
 - (7) a judicial act has been submitted, whereby proceedings for state registration have been suspended;
 - (8) other grounds prescribed by law exist.

2. In cases provided for by points 1-5 of part 1 of this Article, proceedings for registration shall resume after the elimination of the circumstances having served as a ground for suspension thereof, but no later than 30 days following the day of rendering the decision on suspension, and in cases provided for by points 6 and 7, proceedings for registration may resume after the legal act having served as a ground for the suspension thereof is terminated or upon the expiry of the time limit for suspension prescribed by the act on suspension.
3. The start of the time limit for suspension of state registration shall be the day of duly handing over the decision on suspension to the applicant.

The decision shall be deemed to have been duly handed over, where it has been handed over to the applicant in person, with the signature on receipt, or has been forwarded by registered mail with the decision on handing over, and in case of applications submitted electronically — where the electronic document of the decision has been delivered to the applicant by electronic mail; moreover, in case the applicant does not receive the decision in person within five working days from the day of rendering the decision on suspension, except for decisions on suspension with regard to applications submitted electronically, it shall be delivered to the applicant by post.

4. All the grounds for suspension of the proceedings, the documents or information necessary for eliminating the circumstances having served as a ground for the suspension, as well as a reference to the judicial acts upon the basis whereof the requirement of submitting those documents or information is set forth must be mandatorily indicated in the decision on suspending the proceedings for state registration.
 - 4.1. The time limit for suspension of state registration may not exceed the time limit provided for by this Law for the registration thereof.
5. Where more than one ground for suspending the proceedings for state registration exist, the proceedings shall be suspended upon all existing grounds.
6. In case of resuming the proceedings for registration, the start of the time limit

for registration shall be counted from the moment of resuming the proceedings.

(Article 28 amended, edited, supplemented by HO-166-N of 20 October 2016)

Article 29. Termination of proceedings for state registration of right

- 1 The body conducting state registration of a right shall terminate the proceedings for state registration of a right, where:
 - (1) during the proceedings for state registration, the right holder has submitted a request for terminating the proceedings for state registration;
 - (2) no documents or information on eliminating the grounds for suspension have been submitted in the period prescribed for suspension of proceedings for state registration;
 - (3) it has become officially known during the registration that the right or limitation submitted for state registration, the right holder or property does not exist, or the documents confirming legal title have been declared as repealed, invalid or null and void;
 - (4) a judicial act having entered into legal force has been submitted, whereby a request for terminating the proceedings for state registration is prescribed;
 - (5) other grounds prescribed by law exist.
2. Where, after the suspension or termination of proceedings for state registration (except for the cases when proceedings have been terminated based on the application of the right holder), it is possible to determine the property, the right submitted for registration and the right holder thereof based on the documents confirming legal title submitted under those proceedings, no right contradicting the right acquired based on those documents confirming legal title may be registered as long as the documents confirming legal title submitted under the suspended or terminated proceedings have not been terminated as prescribed, or the right acquired based on those documents has not been terminated, or the

registration is not being conducted on the basis of a judicial act.

3. Disputes related to state registration shall be resolved by way of superiority or through judicial procedure.

Article 30. Grounds and procedure for rejecting state registration of right

1. The authorised body conducting state registration shall be obliged to reject the state registration of a right, where:
 - (1) the submitted right or limitation is not a right or limitation subject to registration under this Law;
 - (2) a registered right to or limitation on or a preliminary note with regard to the unit of immovable property or a part thereof exists, which excludes the registration of the submitted right or limitation;
 - (3) a judicial act has been submitted, whereby rejection of state registration has been decided;
 - (4) the application for state registration based on a transaction having received notarial certification has been submitted in violation of the 30-day time limit prescribed by part 6 of Article 24 of this Law, where the authorised body conducting state registration has not deemed the missing of that time limit to be valid upon the grounds prescribed by part 6.1 of Article 24 of this Law, or the application for deeming the missing of the time limit for state registration and applying for state registration as valid has been submitted in violation of the 15-day time limit prescribed by part 6.1 of Article 24 of this Law;
 - (5) the individual legal act whereby the right is granted or the limitation of the right is imposed has been adopted by a non-competent administrative body;

- (6) the transaction for immovable property has been concluded by a person (persons) not having the competence to conclude such transaction or not having competence in sufficient volume to conclude such transaction;
 - (7) there is an inconsistency between the contracts signed as prescribed by Article 48 of this Law and accepted for state registration and the conditions of the standard contracts approved by the Government;
 - (8) other grounds prescribed by law exist.
2. Rejection of registration with other reasoning shall be prohibited.
 3. In case of rejection of registration upon an application submitted for conducting state registration, the decision on rejection with notes on the reasons for rejection of the case (cases) provided for by part 1 of this Article shall be provided to the applicant. In case of failure to receive the decision on rejection in person within five working days, it shall be delivered to the applicant by post.
 - 3.1. The time limit for rejection of state registration may not exceed the time limit provided for by this Law for the registration thereof.
 4. (part repealed by HO-166-N of 20 October 2016)

(Article 30 supplemented by HO-88-N of 19 June 2015, edited, supplemented, amended by HO-166-N of 20 October 2016, amended by HO-297-N of 23 March 2018, edited by HO-387-N of 16 July 2020)

(Law [HO-387-N](#) of 16 July 2020 contains a transitional provision relating to the Article)

Article 31. Conduct of proceedings for state registration by using automated management systems

1. Proceedings for state registration and the functions of providing information on

property and rights thereto and limitations thereon may also be conducted by using automated management systems (electronic proceedings).

- 1.1. Final documents drawn up as a result of the functions of the State Register of Real Estate by using automated management systems shall be drawn up and approved via the electronic system.
- 1.2. The number of the document automatically generated via the automated management system and the password for verifying the authenticity of the documents shall be indicated in the document prescribed by part 1.1 of this Article.
- 1.3. The authenticity of the documents prescribed by part 1.1 of this Article, and in case of certificates for registration — also their validity shall be verified via the electronic system of the official website of the State Register of Real Estate by entering the number of the document and the password for verifying the authenticity of the document specified by part 1.2 of this Article.
2. Peculiarities of clerical correspondence related to electronic proceedings shall be defined, upon necessity, by the head of the State Register of Real Estate.

(Article 31 supplemented by HO-166-N of 20 October 2016, edited, supplemented by HO-105-N of 1 July 2019)

**Article 32. Provision of information of the State Unified Real Estate
Cadastre**

1. Each person shall have the right to apply — as prescribed — to the authorised body conducting state registration for the purpose of obtaining information on the data of State Unified Real Estate Cadastre.
2. The application for providing information must contain the data prescribed by points 2-7 of part 2 of Article 24 of this Law, as well as the data necessary for

determining the essence of the information requested.

The receipt of paying the fee for providing information shall be submitted attached to the application, except for the cases of provision of information free of charge, provided for by Article 75 of this Law.

3. A written application shall be either submitted or delivered to the service centre by post; moreover, it may be submitted to any service centre, irrespective of the location of the immovable property.

The application for providing information may be submitted also electronically via the electronic system of the official website of the State Register of Real Estate.

- 3.1. In cases of request for information with restricted access upon the grounds of Article 11 of this Law or information free of charge provided for by Article 75 of this Law, the identity of the applicant shall be verified based on the original of the identity document prescribed by the legislation of the Republic of Armenia or a carbon copy thereof approved as prescribed, without whereof no application shall be accepted.
- 3.2. In cases of request for information with restricted access upon the grounds of Article 11 of this Law or information free of charge provided for by Article 75 of this Law upon an application submitted electronically, the application must be approved by the electronic digital signature of the applicant or in another way of identification of a person prescribed by the Government.
- 3.3. Only information with restricted access upon the grounds of Article 11 of this Law and information requested on paid basis may be required upon an application for providing information, submitted via postal communication.
- 3.4. The procedure for provision of information of the State Unified Real Estate Cadastre via postal communication in the territory of the Republic of Armenia shall be prescribed by the Government.
4. The authorised body conducting registration shall reject the provision of

information only in cases, where:

- (1) the information contains information deemed to be a state, official secret as prescribed by law, and the person requesting the information does not have the respective right to relate thereto;
 - (2) the information contains data with restricted access upon the grounds and as prescribed by Article 11 of this Law, and the person requesting the information does not have the right to obtain it.
5. The information on property and the rights thereto and limitations thereon shall be provided from the register and in the form of a unified excerpt of information on the unit of immovable property from the cadastral file (hereinafter referred to as "unified statement of information"), other information on separate rights, limitations registered to property or that existing in the State Unified Real Estate Cadastre, as well as excerpts or carbon copies of separate documents of the cadastral file.
6. All rights to and limitations on the unit of immovable property recorded in the register at the moment of issuing the unified statement of information, as well as other information on the property recorded in the register shall be included in the unified statement of information. The unified statement of information shall be the only document whereby the information presented in this part are certified, and which is mandatory for the ratification of transactions prescribed by part 6 of Article 24 of this Law, except for cases of alienation of state or community owned land parcels prescribed by part 3 of Article 64 of this Law and the Law of the Republic of Armenia "On the status of individual residential houses with non-retained documents confirming a right".

The unified statement of information shall be issued only for the units of immovable property the rights where to have been registered after 1 March 1998. The unified statement of information shall be in force for 15 working days.

The form of the unified statement of information shall be approved by the head of the

State Register of Real Estate.

- 6.1. The type of right, the cadastral code of the unit of immovable property, as well as information describing the location of the immovable property shall be indicated in the information prescribed by point 3 of part 5 of Article 11 of this Law.
7. The original copies of the documents of the cadastral file may be issued only in cases and as provided for by law, upon decisions of judicial or prosecutorial or other criminal prosecution bodies.

While the original copies of the documents of the cadastral file are with the relevant authority upon the grounds provided for by this part, the carbon copies of those documents being kept at the registering body, as well as the electronic copies shall be as a ground for the exercise of the relevant functions by the registering body, where the exercise of such function has not been prohibited or limited as prescribed by law.

8. *(part repealed by HO-166-N of 20 October 2016)*

9. In case of availability of relevant computer software, the information on the data of the State Unified Real Estate Cadastre may also be provided via the Internet or other electronic means of communication used for that purpose (provision of information electronically or automatically).
10. Peculiarities of procedures for electronic submission of applications for obtaining information and provision of information, the list of paid information provided automatically via the electronic system of the official website of the State Register of Real Estate, as well as the list of paid information provided automatically in a package shall be defined by the head of the State Register of Real Estate.

Within the meaning of this Law, a package shall be the set of at least four pieces of paid information provided automatically.

(To declare part 2 of Article 32 as contradicting Articles 34, 51, 78, 79 and 80 of the Constitution of the Republic of Armenia insofar as it does not define a differentiated approach when the information relates to the information requested)

by the person on himself or herself, as well as the exercise of guarantees for freedom of information prescribed by law, upon Decision [SDVo-1256](#) of 23 February 2016)

(Article 32 supplemented, amended by HO-166-N of 20 October 2016, supplemented, amended, edited by HO-495-N of 9 December 2020)

Article 33. Conditions of providing information of the State Unified Cadastre of Real Estate

1. Information requested on a unit of immovable property identified to a certain extent (clearly determined) shall be provided no later than on the third working day from the day of submission of the application to the service centre.
2. A unit of immovable property shall be deemed identified, where the cadastral code or address of the immovable property or the description of the location of the immovable property are indicated in the application concurrently with the name of any subject having a right to the given unit of immovable property, or the relevant part of the cadastral map with the marking of the unit of immovable property has been submitted along with the application.
3. Data on a person shall be deemed identified, where at least the following are indicated in the application:
 - (1) in case of a natural person:
 - a. the name, surname, patronymic and date of birth of the natural person;
 - b. the name and number of the identification document of the natural person;
 - c. the public services number of the natural person;
 - (2) in case of a legal person — the name of the legal person, the registration number or taxpayer identification number of the legal person where

available in the state registration documents of the legal person.

4. Failure to have identified the natural or legal person or the unit of immovable property or to have complied with the requirements prescribed by parts 3.1-3.3 of Article 32 of this Law or to have paid the amount prescribed by this Law for the provision of the service of providing information upon the application, except for the cases of provision — free of charge — of the information provided for by Article 75 of this Law, shall be a ground for suspending the provision of the information provided for by Article 11 of this Law.
5. The head of the State Register of Real Estate may define shorter time limits for the provision of information based on applications provided for by part 1 of this Article.
6. Where the application relates to provision of summary, analytical information or information of other nature on unidentified units of immovable property in any geographical area or with any general characterisation, and the registering body must perform works for identifying the units of immovable property and searching information or combining the information on various physical carriers for the purpose of preparing the requested information, such information shall be provided to the applicant within 25 working days, whereof the applicant shall be notified within five working days after the receipt of the application, by indicating the reasons for postponement, the deadline for providing the information and the amount of the fee for providing the information, which shall be calculated based on the number of units of immovable property subject to identification.

(Article 33 edited by HO-166-N of 20 October 2016, HO-495-N of 9 December 2020)

Article 33.1. Other information included in the composition of the information

of the legal real estate cadastre and provision thereof

(title edited by HO-495-N of 9 December 2020)

1. Information submitted to the State Register of Real Estate by the pledgee on initiating, terminating or completing the process of levy of execution on the collateral pursuant to the Civil Code of the Republic of Armenia, as well as information on limitations prescribed by the legislation of the Republic of Armenia, being a general rule or prohibition (healthcare, defence, environmental protection, etc.) upon the submission by the state authorised body in the relevant field shall be reflected in the composition of the information of the legal real estate cadastre.
2. The State Register of Real Estate shall reflect the information indicated in part 1 of this Article in the composition of the information of the legal real estate cadastre, as well as provide in a separate statement of information through the procedure prescribed by Articles 32 and 33 of this Law in case of paying the relevant fee prescribed by this Law.

(Article 33.1 supplemented by HO-114-N of 17 June 2016, edited, supplemented by HO-495-N of 9 December 2020)

Article 34. Correction of errors made during state registration

1. Correction of errors made during state registration shall be carried out based on applications of subjects of registered rights or upon the initiative of the official of the registering body, in case the required documents are available.
2. The errors made during state registration, the correction whereof does not change the ownership of the property, the nature, extent of rights thereto or does not lead to changes in the size of the area of the property or the cadastral value thereof (hereinafter referred to as "errors of technical nature") may be

corrected upon the initiative of the official of the registering body, by notifying the subjects of the registered rights thereof in writing.

3. The errors made during state registration, the correction whereof leads to the change of the ownership of the property, the nature, extent of rights thereto, the size of the area of the property or the cadastral value thereof (hereinafter referred to as "errors of non-technical nature") may be corrected only upon the existence of the written consent of the interested persons, except for the cases provided for by the second paragraph of this part.

Errors of non-technical nature made as a result of incorrect or incomplete entry of the data indicated in the documents confirming legal title having served as a basis for state registration in the register or the certificate of registration may be corrected as prescribed by part 2 of this Article also without the consent of the subject of the registered right, by notifying the subjects of the registered rights thereof in writing.

4. Where the state registration has been conducted on the basis of the document issued by any competent body, the correction of errors made may be carried out only on the basis of the corresponding correction by that body.
5. In case of detecting errors of non-technical nature (except for the errors of non-technical nature provided for by the second paragraph of part 3 of this Article), the registering body shall notify the subject of the registered right, the right holder or any other interested persons thereof in writing, the consent whereof is required for the correction of the error, and where additional documents need to be submitted for the correction of the error, these documents must be indicated in the notice as well.

The registering body shall suspend the state registrations related to the use of data containing an error of non-technical nature from the moment of forwarding the notice provided for by this part, as long as correction of the detected error is not made as prescribed.

6. Errors of non-technical nature may be corrected upon the application of an interested person without the consent of the subject of the registered right, on the basis of a judicial act.
7. A new certificate of registration with an indication on the correction shall be issued upon the ground of correction of an error made during state registration.

(Article 34 supplemented by HO-105-N of 1 July 2019)

Article 35. State registration of termination of right and repealing of state registration of registered right

(title amended by HO-166-N of 20 October 2016)

1. State registration of the termination of a right shall be conducted by repealing the state registration of a registered right, by making relevant records on the termination of the right in the register.
2. State registration of the right of ownership of a property or a part thereof prescribed by law shall be deemed as repealed from the moment of conducting a new state registration of the right of ownership of that property or the relevant part thereof upon a ground prescribed by law.
 - 2.1. Termination of the state registration of the right of ownership in effect without a new state registration of the rights of ownership shall be conducted:
 - (1) based on a judicial act terminating the right of ownership of the subject having a registered right, upon the submission by an interested person or the judicial acts compulsory enforcement body;
 - (2) in case of correction of an error made during state registration — based on the application of the subject having a registered right and the letter on making the relevant correction by the competent body.
3. Grounds for repealing the state registration of other property rights of a person not being the owner of property shall be the documents confirming the

circumstances envisaged for termination of such rights; moreover:

- (1) state registration of a right acquired based on a contract, except for state registration of mortgage, shall be repealed upon the application of one of the parties to the contract after the expiration of the contract, where the law or the contract provide for termination of obligations of the parties upon expiration of the given contract, and where the contract or the law having served as a basis for acquiring the property right does not contain a condition on termination of obligations of the parties upon expiration of the contract, state registration of the right exercised upon the contract may be repealed upon the joint application of the parties to the contract, an agreement or a judicial act on rescinding the contract;
 - (2) state registration of a right acquired based on a contract, except for state registration of mortgage, may be repealed during the term of effect of the contract:
 - a. on the basis of an agreement or a judicial act on rescinding the contract upon the application of any one of the parties to the contract, and in case of a judicial act — also upon the submission of by an interested person or the a judicial acts compulsory enforcement body;
 - b. based on a joint application of the parties to the contract;
 - (3) state registration of a right acquired by virtue of law, based on a judicial or other legal act may be repealed upon grounds prescribed by law for termination of such right, on the basis of documents confirming those grounds.
4. Grounds for repealing state registration of mortgage shall be prescribed by Article 41 of this Law.

(Article 35 amended, supplemented by HO-166-N of 20 October 2016)

CHAPTER 4

PECULIARITIES OF STATE REGISTRATION

Article 36. Peculiarities of state registration of rights to constructions under construction

1. Architectural and construction design documents (hereinafter referred to as "plan of a construction") and the construction permit issued as prescribed by the legislation of the Republic of Armenia shall serve as a ground for state registration of rights of the developer to the immovable property being newly created as a result of implementation of urban development activities by the developer (hereinafter referred to as "building under construction").
2. When conducting state registration of the right of the developer to the building under construction, the details of the building shall be completed in the register based on the urban development documents prescribed by part 1 of this Article, and a note on the fact that the rights and obligations of the developer to the building under construction prescribed by urban development documents shall constitute the object of registration with respect to the building shall be mandatorily made in additional information and the certificate of registration.
3. After the registration of the building under construction, the apartments and non-residential premises provided for by the plan of the construction may be registered as prescribed by this Article based on the application of the developer, with regard to which the share corresponding to the size of the area of the unit of the land parcel being separated for the construction or service of the building, calculated as prescribed by part 1 of Article 224 of the Civil Code of the Republic of Armenia, must be mandatorily indicated in the register or the certificate of registration.

In case of transferring the rights to a separated unit of a multi-apartment or sub-divided building under construction to another developer, the corresponding share in the right of common shared ownership of the land parcel acquired by the new developer shall be registered in the name of the latter based on the documents confirming the fact of acquiring the transferred right, by mandatorily indicating the cadastral code and the size of the area of the separated unit corresponding to that share according to the design of the construction.

4. When registering the right of the right holder to a separated unit on the basis of the contract on the right of buying immovable property from the multi-apartment or sub-divided building under construction, the design number and the size of the area of the apartment or non-residential premises being acquired by the right holder in the future shall be recorded according to the design of the construction.
5. State registration of the right of ownership of persons having the registered right to buy immovable property from buildings under construction with regard to separated units of multi-apartment or sub-divided buildings under construction, prescribed by this Article, shall be conducted after the formulation of the certificate of completion of construction, based on the act on transfer of the right of ownership.
6. Separated units (apartments, non-residential premises) of a multi-apartment or sub-divided building under construction, prescribed by this Article, shall become an object of registration of the right of ownership together with the share of the land parcel and the premises of common use from the moment of state registration of the multi-apartment or sub-divided building on the basis of the certificate of completion of construction of the building and measurement data.

(Article 36 edited by HO-88-N of 19 June 2015, amended by HO-495-N of

9 December 2020)

Article 37. Peculiarities of state registration of rights to completed constructions

1. For state registration of rights to newly created constructions as a result of urban development activities by the developer, the design of construction of that construction, approved as prescribed, the certificate of completion of construction, the decision on issuing addresses and the measurement documents must also be submitted besides the documents prescribed by this Law.
2. Compliance of the external dimensions and the number of storeys of a completed construction with the requirements defined by the architectural and planning assignment and the approved design or the permissibility of deviations therefrom shall be approved by the certificate of completion of construction issued by the body having the power to record the fact of completion of the construction in the form approved by the Government, based on which the limitation of operation of that construction shall be registered concurrently with conducting state registration of the right to the construction, which shall be terminated on the basis of the permit for operating the construction.

(Article 37 edited by HO-88-N of 19 June 2015, amended by HO-297-N of 23 March 2018, HO-495-N of 9 December 2020)

(Article shall enter into force on 1 January 2022, upon the amendment to Law [HO-6-N](#) of 22 January 2020)

Article 37.1. Procedure for electronic submission of documents required for state registration of rights

(Article 37.1 shall enter into force on 1 January 2022, upon the supplement to Law [HO-495-N](#) of 9 December 2020)

Article 38. Peculiarities of state registration of the right to development of a land parcel

1. The rules prescribed by part 4 of Article 7 of this Law shall not extend to state registration — by the person having the right to development of a land parcel — of the right to possession and use of the person having the right to development of constructions built or created on that land parcel.

Documents confirming legal title having served as a basis for state registration of the rights of the person having the right to development of the constructions provided for by the first paragraph of this part shall be a basis for state registration of the right of ownership of those constructions upon the application of the owner of the land parcel.

2. Transferring the right of ownership of a land parcel provided by the owner of the land parcel by the right to development or of constructions built or created by the developer in that land parcel to another person shall not be a basis for terminating the registration of the rights of the developer to the land parcel or the constructions, unless otherwise provided for by law.
3. The provisions prescribed by this Article shall also extend to state registration of the rights of the user and the owner of the land parcel to constructions built or created — upon the consent of the owner of the land parcel — by the user in the land parcel provided for use by lease or for gratuitous use.

Article 39. Peculiarities of state registration of mortgage

1. The limitation of disposal of the collateral by the owner shall be registered concurrently with the registration of the right of pledge based on the contract on mortgage, unless otherwise provided for by law or the contract on mortgage:
 - (1) the registration of the limitation shall be terminated only on the basis of

repealing the state registration of the mortgage based on the grounds prescribed by this Law or on the agreement between the parties to the contract on mortgage on lifting that limitation;

- (2) during the effect of the limitation, any right contradicting it or division of a unit of immovable property constituting a subject of mortgage or merger thereof with another unit without the consent of the pledgee may not be registered.
2. In case of changing the extent of, the time limit for fulfilling the obligation secured by mortgage, the owner of the mortgaged immovable property or transferring the rights of the pledgee arising from the contract on mortgage to another person, and in cases provided for by the contract — upon the consent of the pledgee, state registration of changes of the right of pledge shall be conducted upon the submission by the pledgee.
3. In cases where the object of registered mortgage is substituted by another immovable property as prescribed by law, the registration of the right of pledge to the previous object of mortgage shall be terminated concurrently with the registration of the right of pledge to that property based on the agreement on substitution of the object of mortgage upon the submission by the pledgee.
4. In case where the registered object of mortgage has been substituted, as prescribed by law, by such property the rights where to are not subject to registration as prescribed by this Law, the state registration of the mortgage shall be terminated based on the agreement on substitution of the object of mortgage upon the submission by one of the parties to the contract on mortgage.
5. State registration entailing changes in the area of the land parcel constituting an object of mortgage may be conducted where the agreement of the parties to the contract on mortgage to the effect that, under the contract on mortgage, the right of pledge shall extend to the land parcel with the changed area, has been

submitted.

6. The provisions prescribed by this Article shall extend to the state registration of the pledge of the right to development of a land parcel, change or termination thereof, taking into account the peculiarities of the right to development of a land parcel.
7. The provisions prescribed by this Article shall also extend to the state registration of the right of pledge arising on the basis of law, the change or termination thereof.

Where the arising of the right of pledge on the basis of law is conditioned by the conclusion of such a transaction the right arising wherefrom shall be subject to state registration as prescribed by this Law (right arising from the principal obligation), state registration of the right of pledge may not be conducted, where the right arising from the principal obligation has not been submitted for state registration or the state registration of that right has been rejected.

(Article 39 amended by HO-166-N of 20 October 2016)

Article 40. State registration of rights to levy in execution on the object of mortgage without applying to court

1. In cases provided for by law, for the purpose of state registration of the right of ownership to the object of mortgage being transferred to the pledgee upon the ground of levying execution on the immovable property being the object of mortgage by the pledgee without applying to court, the carbon copy of the notification on levy of execution handed over to the pledgor, the document confirming the circumstance that the notification on levy of execution has been handed over to the pledgor and, where the pledgor is a legal person — also the decision of the competent body of the legal person on transferring the object of mortgage to the pledgee as ownership, shall be submitted along with the documents provided for by Article 24 of this Law attached to the application of containing the

request for state registration of the right of ownership by the pledgee.

2. Within the meaning of this Article, the receipt of postal delivery of the notification or the receipt issued with the signature of the pledgor on the fact that the notification has been handed over, including the note made on the carbon copy of the notification with the signature of the pledgor, shall be deemed to be a document confirming the circumstance that the notification on levy of execution has been handed over to the pledgor.
3. State registration of the right of ownership of the pledgee upon the ground prescribed by this Article shall, besides the grounds for rejection provided for by Article 30 of this Law, be rejected also where the time limit of two months following the date of handing over the notification on levy of execution to the pledgor has not expired at the moment of submitting the application for state registration of the right.

(Article 40 supplemented by HO-387-N of 16 July 2020)

(Law [HO-387-N](#) of 16 July 2020 contains a transitional provision relating to the Article)

Article 41 State registration of termination of mortgage

1. State registration of termination of mortgage and repealing state registration of mortgage upon the application of either party to the mortgage contract and, in case of termination of mortgage through judicial procedure, upon the application of the person concerned, shall be carried out in case of:
 - (1) termination of an obligation secured by mortgage;
 - (2) destruction of mortgaged property;
 - (3) realisation of mortgaged property as a result of confiscation as prescribed by Chapter 15 of the Civil Code of the Republic of Armenia, including the

- sales thereof through public bidding or transfer thereof to the pledgee by the right of ownership;
- 4) submission of an agreement on terminating the mortgage or of a judicial act terminating the mortgage, having entered into legal force.
2. The written statement of the pledgee on the obligation having terminated upon fulfilment shall be deemed to be a document confirming the termination, upon fulfilment, of the obligation secured by mortgage on the ground prescribed by point 1 of part 1 of this Article;
 - (1) where the pledgee is a natural person, the statement provided for by this part must have been certified through notarial procedure, except for the case where the statement on the obligation having terminated upon fulfilment may be issued by the pledgee in person or a representative thereof acting with a letter of authorisation certified, as prescribed, by the pledgee for carrying out such activities, at the service office, in case whereof the person making the statement shall be identified by the officer accepting the statement;
 - (2) where the pledgee is a legal person, the statement provided for by this part must be approved by the competent body thereof.
 3. The documents prescribed by Article 45 of this Law shall serve as a ground for state registration of termination of mortgage on the ground prescribed by point 2 of part 1 of this Article.
 4. State registration of mortgage shall be deemed to be terminated by virtue of this Law from the moment of state registration of the right of ownership of the new owner over the object of mortgage on the grounds prescribed by point 3 of part 1 of this Article.

(Article 41 edited by HO-114-N of 17 June 2016, amended by HO-166-N of 20 October 2016)

Article 41.1. Peculiarities of state registration in the process of issuing mortgage-backed securities based on a prospectus

1. In case of issuing mortgage-backed securities based on a prospectus, the application of the issuer of mortgage-backed securities (or of a person having the competence to act on behalf of the issuer) submitted as prescribed by this Law shall serve as a ground for instituting proceedings on state registration.
2. In case of issuing mortgage-backed securities based on a prospectus, state registration of the right to pledge by contract on mortgage shall be carried out based on a contract on mortgage constituting an integral part — including a separate annex — of the prospectus.
3. In case of issuing mortgage-backed securities based on a prospectus, pursuant to Article 264 of the Civil Code of the Republic of Armenia, when registering the right to pledge the expression "person registered in the register (registry) maintained by the person making a record on the rights to securities" shall be completed in the field envisaged for the name (title) of the subject of the right to pledge of the registration log and the certificate of registration.
4. The issuer (or the person having the competence to act on behalf of the issuer) shall — within five working days after the completion of placement of mortgage-backed securities based on a prospectus — submit to the State Register of Real Estate a statement of information on the placement having or not having taken place, issued by the person making a record on rights to securities. In the cases where:
 - (1) the placement has taken place, the issuer (or the person having the competence to act on behalf of the issuer) shall submit to the State Register of Real Estate also information on the final volumes of placement, based on which state registration of the change of the right to pledge shall be made;

- (2) the placement has not taken place, the issuer (or the person having the competence to act on behalf of the issuer) shall submit to the State Register of Real Estate an application on repealing the state registration of the mortgage.
5. In each case of change of owners of mortgage-backed securities based on a prospectus, the rights of the new pledgee shall be deemed to have received state registration from the moment of registering the right of ownership to securities in the register (registry) maintained by the person making a record on rights of ownership to securities.
6. In case of issuing mortgage-backed securities based on a prospectus, state registration of termination of mortgage upon the application of either party to the mortgage contract and, in case of termination of the mortgage through judicial procedure, upon the application of the person concerned, shall be made in case of:
 - (1) termination of obligations deriving from mortgage-backed securities;
 - (2) destruction of mortgaged property;
 - (3) realisation of mortgaged property as a result of confiscation for the purpose of fulfilling the obligations against the owners of mortgage-backed securities or passing it to the pledgee by the right of ownership;
 - (4) submission of an agreement on terminating the mortgage or of a judicial act terminating the mortgage, having entered into legal force.
7. In case of issuing mortgage-backed securities based on a prospectus:
 - (1) the statement of information on discharging the obligations deriving from mortgage-backed securities by the person making a record on the rights to securities shall be deemed to be a certifying document for the state registration of termination of the mortgage on the ground of termination of

- obligations deriving from mortgage-backed securities;
- (2) the documents prescribed by Article 45 of this Law shall be deemed to be certifying documents for the state registration of termination of the mortgage on the ground of destruction of mortgaged property;
 - (3) state registration of mortgage on the ground of realisation of the property as a result of confiscation of the mortgaged property for the purpose of fulfilling the obligations against the owners of mortgage-backed securities or passing it to the pledgees by the right of ownership shall be deemed to be terminated from the moment of state registration of the right of ownership of the new owner over the object of the mortgage;
 - (4) an agreement on terminating the mortgage shall be deemed to be a certifying document for the state registration of termination of the mortgage on the ground of submission of an agreement on terminating the mortgage;
 - (5) a judicial act having entered into legal force, terminating the mortgage, shall be deemed to be a certifying document for state registration of termination of the mortgage on the ground of submission of a judicial act having entered into legal force, terminating the mortgage.

(Article 41.1 supplemented by HO-114-N of 17 June 2016, amended by HO-166-N of 20 October 2016)

Article 42. Peculiarities of state registration of rights over common property of owners of multi-apartment buildings

1. State registration of the right of common shared ownership of owners over common property of owners of multi-apartment buildings shall be carried out on the basis of the application by the management body of the multi-apartment

building, attached thereto the plan of the common property of owners of the apartment building, as well as information provided by the state authorised body in the field of state property management and by the relevant local self-government body to the effect that, according to the plan, the property submitted for state registration is not under state or community ownership and has not been previously privatised — with or without compensation — by the relevant body or the legal predecessor thereof.

2. When registering the right of common shared ownership of owners of a building over the common property of the owners of a multi-apartment building, the address of the given multi-apartment building and the expression “owners of multi-apartment building” shall be completed in the field envisaged in the registration log and in the certificate of registration for the name of the subject of the right of ownership.
3. In case of separation of any part from the common property of owners of a multi-apartment building as prescribed by law, state registration of the right of shared ownership over the separated part shall be carried out as prescribed by parts 1 and 2 of this Article; moreover, the decision on separation of a part of the immovable property deemed to be common shared ownership, adopted and formulated, as prescribed by law, by the meeting of the owners of the multi-apartment building, whereas in case of separation of a part from common shared ownership property not registered as prescribed by this Law — also the documents prescribed by part 1 of this Article shall be attached to the application.

Article 43. Peculiarities of making changes relating to state registration of common ownership of spouses and to changes in the names of natural or legal persons

1. Where the right of ownership of only one of the spouses over the property acquired by the spouses in the course of marriage and deemed to be their common ownership has been registered on the ground that only one of the spouses was indicated as a right holder in the documents confirming legal title having served as a ground for registration of the right, the right of joint ownership of the spouses over that property may be registered based on the joint application by the spouses.
 - 1.1. Where only one of the spouses is indicated as a right holder in the documents confirming legal title submitted for registration of the right of ownership to the property acquired in the course of marriage and considered as common ownership of the spouses, the right of shared ownership of the spouses to that property may be registered on the ground of the joint application by the spouses.
2. In addition to the documents provided for by part 3 of Article 24 of this Law, the original copy of the certificate of marriage of the spouses or the carbon copy thereof certified as prescribed shall be attached to the joint application. In case of submission of the original copy of the certificate of marriage, the employee accepting the application shall make a carbon copy thereof and return the original copy to the applicants.

The joint application of spouses provided for by this Article shall be deemed to be a statement issued by the spouses to the effect that no contract has been concluded between them or there is no judicial act having entered into legal force, whereby the scope of common ownership over the property submitted for state registration has been changed.

- 2.1. In case of divorced former spouses, the rules prescribed by parts 1 and 2 of this Article with the peculiarity of submitting the certificate of divorce shall be applied.
3. In case of a change in the names, patronymic names or surnames of natural

persons (hereinafter referred to as “change in the name”) or a change in the name not conditioned by reorganisation of legal persons, new registration of property shall not be required to that end. In such cases, authorised bodies carrying out the registration of these changes shall, based on the certificate of state registration of the change in the name of natural persons or in the name of legal persons or based on another document certifying such registration or a document issued by the authorised body issuing the identification document, and upon submission by the subject having a registered right, make a change in relevant data in the registration log (hereinafter referred to as “record on change in the name”), by issuing a new certificate of registration to the subject having a registered right, with an indication on the change made.

In case of submission of the original copy of the certificate of state registration of the change in the name of natural persons or in the name of legal persons provided for by this part, the employee accepting the application shall make a carbon copy thereof and return the original copy to the applicants.

(Article 43 amended, supplemented, edited by HO-495-N of 9 December 2020)

Article 44 Peculiarities of registration of addresses of immovable property

1. In case of provision of new addresses of immovable property or changing the addresses of immovable property on the basis of decisions of authorised bodies implementing the assignment of address to immovable property (hereinafter referred to as “decisions on assigning address”), registration of the address of the immovable property shall be carried out upon submission by the right holder of the property or the subject having a registered right.
2. An address shall be registered based on the decision on assigning address, submitted attached to the application on state registration of the right to property within the time limit prescribed for conducting proceedings therefor in the

course of state registration of the right.

3. Registration of a new address or change of an address may be carried out separately as well, without carrying out state registration of the right to property.
4. Registration of a new address or change of an address shall be carried out in the unified log for state registration of rights to and limitations on property by making a new record in the field envisaged for the address of the unit of immovable property or changing the existing record.
5. The address of immovable property shall be deemed provided or changed from the moment of registration of the new or changed address in the registration log.
6. The State Register of Real Estate shall establish and maintain a registry of addresses of immovable property as a result of registration of addresses.

The procedure for assigning address to immovable property according to the location thereof, as well as establishing and maintaining a registry of addresses of immovable property shall be prescribed by the Government.

7. Within the framework of exercising the function of bringing the process of assigning address to immovable property into compliance with the requirements of the procedure for assigning address prescribed by the Government (regulation of assigning address), registration of addresses of immovable property may be carried out also upon submission by authorised bodies carrying out assigning address to immovable property.
8. Upon the application of persons having a registered right over a unit of immovable property on the ground of registration of a new address or change of the address of immovable property, they shall be provided with a new certificate of registration with an indication on the change of the address.

(Article 44 edited by HO-166-N of 20 October 2016, amended by HO-297-N of 23 March 2018)

Article 45. Grounds for state registration of termination of the right of ownership on the ground of demolition (destruction) of a construction

1. State registration of termination of the registered right of ownership over a construction on the ground of destruction thereof shall be carried out on the basis of the application submitted by the owner of the land parcel or by the subject of the registered right of ownership over the construction.
2. The applicant must also submit — along with the application provided for by part 1 of this Article — the opinion of the person having conducted measurement (record-registration) on the constructions being demolished (destroyed), or another document issued by the competent body, confirming the fact of demolition (destruction) of the construction, whereas in case the construction is partially demolished — also the plan of the part actually existing.

Article 46. Merger and division of boundaries of units of immovable property

1. Subjects having a right of ownership registered as prescribed by this Law may divide the units of immovable property belonging thereto by the right of ownership into separate units or merge them with other units of immovable property.
2. State registration of merger of the boundaries of more than one unit belonging to the same subject of state registration shall be carried out on the basis of the application of this subject, whereas state registration of merger of the boundaries of units owned by different subjects — on the basis of the contract (agreement) concluded between these subjects.

3. State registration of division of a unit of immovable property, not leading to the change in the subject of ownership, form of ownership of the unit being divided and new units of ownership arising from division or in the proportions in the right of common ownership shall be carried out on the basis of the application submitted by the owner of the divided unit (in case of common ownership — by all participants):
 - (1) state registration of division of a unit of immovable property leading to the change in the subject of ownership, form of ownership of the unit being divided and new units of ownership arising from division or in the proportions in the right of common ownership shall be carried out on the basis of the contract (agreement) of owners of the unit being divided;
 - (2) state registration of division of a unit of immovable property may be carried out also on the basis of a judicial act having entered into legal force, upon submission of the right holder or the body ensuring the enforcement of judicial acts;
 - (3) in cases provided for by this part, the division plan of the unit of immovable property, approved by the owner (owners) of the unit being divided, and in case of division of property based on a contract (agreement) — approved in the form prescribed by law for drawing up such contract, whereas in case of division of the unit based on a judicial act — approved by the court shall be attached to the application for state registration.
4. For state registration of rights arising from a transaction concluded in respect of any part of a unit of immovable property, where the owner of the unit has not separated this part in advance as a separate unit of immovable property as prescribed by this Article, the plan of this part of the unit approved in the form prescribed for concluding the given transaction must also be submitted for state registration of the right along with the documents relating to the conclusion of

that transaction.

5. State registration of merger or division of the boundaries of units of immovable property may be rejected, where such division or merger contradicts the law.

Article 47. State registration of rights over objects of immovable property

1. State registration of rights over objects of immovable property shall be carried out taking into account the peculiarities of the objects of immovable property as prescribed by this Law for state registration of rights over units of immovable property.
2. Peculiarities of state registration of rights over individual types of objects of immovable property, time limits for state registration and provision of information shall be defined by the Head of the State Register of Real Estate.

(Article 47 supplemented by HO-143-N of 24 November 2015)

Article 47.1. Peculiarities of state registration of the right of ownership of the Republic of Armenia or a community over water, energy, transport, communication, utility infrastructure objects, structures, and land plots occupied thereby

1. Within the framework of the programmes approved by the Government:
 - (1) the right of ownership of the community shall be subject to registration without state registration of the right of the legal person over the property, based on the transaction for alienation of water, energy, transport, communication, utility infrastructure objects, structures, lands occupied thereby under state ownership to a legal person for the purpose of transferring them to the community by the

rights of ownership and the transaction for transferring — by the given legal person — the right thereof to the community by the right of ownership;

- (2) the right of ownership of the State shall be subject to registration without state registration of the right of the legal person over the property based on the transaction for alienation of water, energy, transport, communication, utility infrastructure objects, structures, lands occupied thereby under the ownership of a community of the Republic of Armenia to a legal person for the purpose of transferring them to the State by the right of ownership and the transaction for transferring — by the given legal person — the right thereof to the State by the right of ownership.
2. The time limit prescribed by part 6 of Article 24 of this Law for the transactions indicated in this Article shall be calculated from the day of conclusion of the transaction for transferring — by the legal person — the right to the State or the community.
3. The requirement for submission of a unified statement of information on the unit of immovable property, prescribed by part 4 of Article 48 of this Law, shall not extend to the transaction for transferring — by the legal person prescribed by this Article — of the right to the State or the community.
4. The rules prescribed by this Article shall also extend to transactions concluded by recognising the authenticity of signatures prescribed by Chapter 5 of this Law.

(Article 47.1 supplemented by HO-104-N of 13 June 2016, amended by HO-297-N of 23 March 2018)

CHAPTER 5

VERIFYING THE AUTHENTICITY OF SIGNATURES OF PARTIES TO CONTRACTS

Article 48. Procedure for verifying the authenticity of signatures of parties to contracts

1. In the contracts provided for by point 4 of Article 299 of the Civil Code of the Republic of Armenia, the authenticity of signatures of parties or persons authorised thereby through notarial procedure shall be verified by officials of the State Register of Real Estate, as prescribed by this Article.

The list of positions ex officio having the power to verify the authenticity of signatures shall be defined by the Head of the State Register of Real Estate.

2. Verification of the authenticity of signatures shall include verification of identities of persons signing the contract, on the basis of identification documents, and verification of compliance of data on those persons available in the contract and in the identification documents.

Verification of the authenticity of signatures shall not contain elements of ratification of the transaction or of verification of compliance thereof with the requirements of legislation, but shall merely confirm that the signature in the contract was put by the person indicated therein.

3. With a view to verifying the authenticity of the signature, each party to the contract must sign the contract at the service office of the State Register of Real Estate (irrespective of the location of the property) in the presence of the official having the power to verify the authenticity of the signatures and the other party (parties) to the contract.
4. With a view to verifying the authenticity of signatures, persons signing the contract must submit to the service office of the State Register of Real Estate one

copy of a contract drawn up in compliance with the standard contract approved by the Government of the Republic of Armenia (hereinafter referred to as “standard contract”), identification documents, documents certifying the powers, if necessary, as well as the unified statement of information on the unit of immovable property deemed to be an object of the contract.

5. Authenticity of signatures in the contract shall be deemed to be verified along with the application for registration of the right or limitation arising from this contract, upon being accepted, as prescribed, in the service office of the State Register of Real Estate.
6. The application and the contract indicated in part 5 of this Article must be accepted by the official having the power to verify the authenticity of the signatures indicated in part 3 of this Article.

(Article 48 amended by HO-297-N of 23 March 2018, edited, supplemented by HO-495-N of 9 December 2020)

Article 49. Requirements for contracts submitted for the purpose of verification of the authenticity of signatures

1. Contracts submitted for the purpose of verification of signatures, annexes thereto or other documents constituting an integral part thereof must not include deletions or significant damages or additions or deleted words or parts that are empty and designed to be completed in further, or other corrections without notes, the text of the document must be printed in literary Armenian, legible and include the year, month, day (in numbers and in words) of drawing up (signing) the document, names of the parties (surnames, names and patronymic names of natural persons (in case of availability thereof in the identification documents), whereas in case of a legal person — the full name.

Pages of contracts consisting of more than one page must be bound, numbered, and all pages must be signed by parties to the contract and the official having the power to verify the authenticity of signatures of the parties, by indicating the total number of pages on the last page.

(Article 49 amended, supplemented by HO-495-N of 9 December 2020)

Article 50. Grounds for not accepting contracts submitted for the purpose of verification of the authenticity of signatures

1. Contracts submitted for the purpose of verification of the authenticity of signatures shall not be accepted for state registration of rights or limitations, and the authenticity of signatures shall not be deemed to be verified, if:
 - (1) it is established on the basis of the submitted documents that the person having appeared for signing the contract has not obtained the necessary extent of active legal capacity required for concluding such transaction yet;
 - (2) the person having appeared for signing the contract is currently found to be in a state that he or she does not understand the significance of his or her actions or may not control them;
 - (3) the contract does not comply with the requirements prescribed by Article 49 of this Law.
2. In case of availability of grounds for rejecting the acceptance of a contract submitted for the purpose of verification of the authenticity of a signature, the official of the State Register of Real Estate shall, upon the request of the applicant, provide a written rejection thereto, by indicating the legal grounds for rejection.

In case a written rejection on the acceptance of a contract is issued, a carbon copy

shall be made thereof and attached to the second copy of the letter on rejection kept in the State Register of Real Estate.

Article 51. Number of copies of contracts submitted for the purpose of verification of authenticity of signatures

1. A contract submitted for the purpose of verification of the authenticity of signatures shall be signed and accepted in one copy of state registration, which shall be deemed to be the original copy of that contract and kept in the cadastral file drawn up for the given unit of immovable property.
2. Based on the application by a party to the contract, he or she shall be provided with a carbon copy of the contract accepted for state registration, approved by the signature of the person verifying the authenticity of signatures of the parties to the contract.

The carbon copy of the contract provided as prescribed by this part and the original copy kept in the State Register of Real Estate shall have equal legal force.

(Article 51 amended by HO-105-N of 1 July 2019)

Article 52. Content of state registration of rights arising from contracts submitted for the purpose of verification of the authenticity of signatures

1. The official carrying out registration shall, during state registration of rights arising from contracts signed and accepted for state registration as prescribed by Article 48 of this Law, verify the compliance of conditions of those contracts and standard contracts and the powers of the person (persons) having signed the contract, as well as the compliance of the data envisaged for completion under the standard contract with the requirements of the legislation of the Republic of Armenia.
2. In case the state registration of a right is not rejected on the ground prescribed by point 7 of part 1 of Article 30 of this Law as a result of the verification provided for by part 1 of this Article, the compliance of the conditions of the

contract signed and accepted for state registration as prescribed by Article 48 of this Law and of the relevant standard contract shall be deemed to be confirmed.

CHAPTER 6

**MAINTENANCE OF CADASTRE OF MOVABLE PROPERTY AND
STATE REGISTRATION OF THE RIGHT TO LEASE UNDER CONTRACT
OF PLEDGE AND LEASE OF MOVABLE PROPERTY
(Chapter repealed by HO-267-N of 17 December 2014)**

CHAPTER 7

**FUNDING OF THE STATE REGISTRATION SYSTEM, PAID NATURE
OF STATE REGISTRATION SERVICES AND PROVISION OF INFORMATION AND
TIME LIMITS FOR IMPLEMENTATION THEREOF**

Article 71. Paid nature of state registration and provision of information

1. A fee shall be levied to the State Budget in the amount prescribed by Article 73 of this Law to the corresponding account opened with the Treasury for services rendered for state registration of rights to and limitations on property as prescribed by this Law for arising, termination, transfer or change thereof, as well as for provision of information of the Unified Real Estate Cadastre, except for the cases of free-of-charge state registration or provision of information provided for by Article 75 of this Law.

(Article 71 and part 2 of Article 32 interrelated therewith in systemic terms to be declared as contradicting Articles 34, 51, 78, 79 and 80 of the Constitution of the Republic of Armenia to the extent that they do not prescribe a differentiated approach when the information relates to the data of a person being requested thereon, as well as the exercise of the guarantees for freedom of information

prescribed by law, by Decision [SDVo-1256](#) of 23 February 2016)

(Article 71 edited by HO-166-N of 20 October 2016)

Article 72. Funding of the state registration system

1. Annual expenditures of the State Register of Real Estate shall be planned and made in the following directions:
 - (1) current expenditures;
 - (2) expenditures for non-financial assets;
 - (3) establishment of a reserve fund with a view to compensating the damages incurred to persons (including as a result of administration) (except for cases of returning the amounts levied to the State Budget from relevant accounts of state budget revenues) for recovering the funds prescribed by part 1.1 of this Article;
 - (4) fund for incentives;
 - (5) other directions defined by the Government.
- 1.1. In case of insufficiency of the funds of the reserve fund, the compensation for the damage incurred as a result of administration by the administrative body carrying out state registration of rights to and limitations on property shall be made at the expense of the reserve fund of the Government or other funds of the State Budget of the Republic of Armenia. The funds provided for this purpose shall be recovered at the expense of the funds of the reserve fund as prescribed by the Government.
- 1.2. Amounts generated from satisfaction of regress claims submitted by officials as prescribed by Law shall be directed to the replenishment of the reserve fund.
2. *(part repealed by HO-249-N of 14 November 2019)*
3. In case of a positive difference between the revenues and expenses of the system

of State Register of Real Estate, the difference shall be directed to the State Budget.

4. Reports shall be submitted to the state authorised body in the field of finance of the Republic of Armenia as prescribed by the legislation on revenues and expenditures.
5. Funds directed to rewarding employees of the system of the State Register of Real Estate from the fund for incentives may not exceed 30 per cent of the fund for salaries.
6. The procedure for and the priorities of the use of the reserve fund shall be established by the Government.

(Article 72 supplemented, edited by HO-277-N of 15 November 2011, edited by HO-172-N of 12 December 2013, amended, supplemented by HO-27-N of 20 December 2017, amended by HO-297-N of 23 March 2018, HO-249-N of 14 November 2019)

Article 73. Amounts of fees levied for state registration, provision of information and other services

1. The following amounts shall be levied for services rendered for state registration and provision of information:
 - (1) for carrying out state registration of arising, change or transfer of one property right over a unit of immovable property, except for the cases prescribed by points 2 and 3 of this part — AMD 25 000;
 - (2) for carrying out state registration of arising, change or transfer of one property right over a land parcel of agricultural use — AMD 2 000;
 - (2.1) where registering an object of immovable property, for state registration of

- arising, change or transfer of one property right over the whole communication network comprising a part of immovable property or a part thereof — AMD 25 000;
- (3) for carrying out state registration of rights over a unit of apartments of multi-apartment buildings built at the expense of credits and grants of international organisations and the State Budget, and transferred to citizens, individual residential houses, state registration of rights — in the name of a community —over former state housing fund transferred to communities of Shirak and Lori Marzes, state registration of the right of ownership over land parcels acquired for development of the housing fund provided for by a public procurement contract in settlements of Shirak and Lori Marzes, as well as state registration of donation of the right of ownership of citizens on the basis of a contract on donation, purchase and sale of the right of ownership of the community over the residential fund built in Shirak and Lori Marzes at the expense of credits and grants of international organisations and the State Budget — AMD 2 000;
 - (4) for carrying out state registration of termination of a registered right — AMD 1 000;
 - (4.1) for making a preliminary note on property right over property by notification of the notary — AMD 2 000;
 - (5) for carrying out state registration of limitation on the right over a unit of immovable property — AMD 1 000, except for limitations imposed by virtue of law:
 - (6) *(point repealed by HO-166-N of 20 October 2016)*
 - (7) *(point repealed by HO-267-N of 17 December 2014)*
 - (8) for making a record on the change of the name in the real estate registration log — AMD 2 000;

- (9) for issuing a unified statement of information on a unit of immovable property, except for the cases prescribed by points 10 and 11 of this part — AMD 10 000;
- (10) for issuing a unified statement of information on one unit of land parcel of agricultural use — AMD 500;
- (11) for issuing a unified statement of information on a unit of land parcels alienated for development of the housing fund provided for by a public procurement contract in settlements of Shirak and Lori Marzes of the Republic of Armenia, as well as on registered rights to and limitations thereon — AMD 1 000;
- (11.1) for providing information on all registered limitations on a unit of immovable property, except for the cases prescribed by point 11.2 of this part — AMD 5 000;
- (11.2) for providing information on all registered limitations on one unit of land parcel of agricultural use — AMD 500;
- (11.3) for providing information on all registered rights to a unit of immovable property, except for the cases prescribed by point 11.4 of this part — AMD 5000;
- (11.4) for providing information on all registered rights over one unit of land parcel of agricultural use — AMD 500;
- (11.5) for providing information on the same type of right to or limitation on a unit of immovable property or any part thereof, change or termination thereof, except for the cases prescribed by point 11.8 of this part — AMD 1000;
- (11.6) for providing information on data having served as a basis for the cadastral value of a unit of immovable property (land parcel and

construction) and calculation thereof, except for the cases prescribed by point 11.7 of this part — AMD 1000;

(11.7) for providing information on data having served as a basis for the cadastral value of one unit of land parcel of agricultural use or calculation thereof — AMD 500;

(11.8) for providing information on the same type of right to or limitation on one unit of land parcel of agricultural use or any part thereof, change or termination thereof — AMD 500;

(11.9) for providing information on the availability of property belonging to the same entity by any right — AMD 1000;

(12) for providing other information on immovable property, not provided for by points 9-11.9 of this part:

a. for each unit on one to one hundred units of immovable property — AMD 1000;

b. for immovable property of one hundred to two hundred units — AMD 100000 plus AMD 500 for each unit exceeding one hundred units;

c. for immovable property of two hundred to one thousand units — AMD 150000 plus AMD 200 for each unit exceeding two hundred units;

d. for immovable property exceeding one thousand units — AMD 310000 plus AMD 100 for each unit exceeding one thousand units.

Moreover, when calculating the limit amount of fees while submitting applications for

the provision of information prescribed by this point by the same entity, the total number of units of similar information provided to the given entity by the state authorised body during one calendar year shall be taken into account;

(12.1) for providing information on reflecting the information on starting, terminating or completing a process for confiscation of the collateral submitted to the State Register of Real Estate in the composition of information of the legal cadastre, starting, terminating or completing the process for confiscation of the collateral — AMD 1000;

(13) *(point repealed by HO-267-N of 17 December 2014)*

(14) *(point repealed by HO-105-N of 1 July 2019)*

(14.1) *(point repealed by HO-105-N of 1 July 2019)*

(15) for providing photocopies of documents from the cadastral file:

- a. in paper form — AMD 30 per each page;
- b. in electronic form — AMD 10 per each page.

Moreover, where the content and essence of the application for providing photocopies of documents from the cadastral file require photocopies of documents containing information provided for by points 11.1-11.9 of this part, except for photocopies of all documents from the cadastral file, only the relevant fees provided for by those points shall be levied;

(16) for providing basic information from cadastral plans and maps in a vector format for each unit of immovable property (land parcel) — AMD 100;

(16.1) for providing thematic information on cadastral maps () in vector format for data included in each thematic layer of each community (in the city of Yerevan — administrative district) (data consolidation) — AMD 5000

- (16.2) for providing basic and thematic information in vector format from cadastral maps of Armenian communities (in the city of Yerevan — administrative districts) based on a contract with the State Register of Real Estate on providing services for regular update of information:
- a. for initial provision — AMD 300000;
 - b. for every next update of provided maps — AMD 50000;
- (16.3) the standard form of the contract provided for by point 16.2 of this part and the procedure for providing information based thereon shall be approved by the Government;
- (17) for providing topographic plans and maps, orthophotographic plans and orthophotographic maps with complete information in vector format — AMD 25 000 for each category (nomenclature) page of plans and maps, orthophotographic plans and orthophotographic maps;
- (18) for providing information, by individual parts, from topographic plans and maps in vector format:
- a. in case of 1:10 000 scale — AMD 1 000 for 1 square kilometre;
 - b. in case of 1:25 000 scale — AMD 250 for 1 square kilometre;
 - c. in case of 1:50 000 scale — AMD 62 for 1 square kilometre;
- (19) for each category (nomenclature) page of plans and maps, orthophotographic plans and orthophotographic maps with complete information on a paper medium:
- a. in colour — AMD 6 000;
 - b. in black and white — AMD 2 000;
- (20) for providing information on the points of geodesic network: for providing the coordinate (abscissa, ordinate, altitude) of each geodesic point —

- AMD 1 000;
- (21) for providing each turning point or angular coordinate (abscissa, ordinate) of a unit of immovable property (land parcel, construction) — AMD 100;
 - (22) for providing an aerial photograph of any scale (15x15 cm or 23x23 cm) in paper form — AMD 1 500;
 - (23) *(point repealed by HO-166-N of 20 October 2016)*
 - (24) provision of information provided for by points 16 and 18 of this Article in paper form shall be carried out by adding the following fees to the fees prescribed by points 16 and 18 of this Article:
 - a. A0 format — AMD 5 000; b. A1 format — AMD 2 500; c. A2 format — AMD 1 250; d. A3 format — AMD 625; e. A4 format — AMD 300;
 - (25) for providing a statement of information on the name of a geographic object — AMD 1 000;
 - (26) for using reference station services with one device — AMD 5000 per month;
 - (27) for each piece of information automatically provided via the electronic system of the official website of the State Register of Real Estate — AMD 300;
 - (28) for information included in each available package of information automatically provided via the electronic system of the official website of the State Register of Real Estate — AMD 1000.
2. The peculiarities of fees levied for provision of state registration service shall be:
- (1) in case of concurrent registration of more than one property right over a unit of immovable property, where one certificate of registration is drawn

up and provided as a result of the registration, one state registration fee — the maximum highest one prescribed by this Law shall be levied;

- (2) in case of a new state registration of the right of ownership over property or any part thereof, where it is conditioned by termination of the right of ownership or other rights, no fee for state registration of termination of a right shall be levied.

(Article 73 amended by HO-277-N of 15 November 2011, supplemented by HO-88-N of 19 June 2015, amended by HO-267-N of 17 December 2014, supplemented by HO-114-N of 17 June 2016, supplemented, amended, edited by HO-166-N of 20 October 2016, amended by HO-297-N of 23 March 2018, HO-105-N of 1 July 2019, supplemented, amended, edited by HO-495-N of 9 December 2020)

Article 73.1. Procedure for refunding amounts of fees levied for state registration, provision of information and other services

1. Amounts of fees for state registration or provision of information and other services levied in excess or paid by mistake shall be subject to refund, for state registration or information — based on the application of the person paying, within 10 working days following the day of submission of the application to the State Register of Real Estate, where it has been submitted no later than within three years from the day of arising of the right to refunding the fee or a part thereof.
2. The document confirming the payment must be submitted along with the application on full or partial refund of the amounts paid, where it has not been previously submitted to the State Register of Immovable Property or has been returned to the person having submitted it after the submission.

3. The fee levied for state registration or provision of information and other services shall be subject to refund:
 - (1) partially, where the fee has been paid more than that prescribed by this Law;
 - (2) fully, where the fee has been paid by mistake or the body levying the fee has suspended or rejected or terminated the execution of relevant actions.

(Article 73.1 supplemented by HO-166-N of 20 October 2016)

Article 74 Time limits for state registration and provision of information

1. State registration of arising, change or transfer of rights over immovable property shall be carried out on the 4th working day from the day of submission, as prescribed by this Law, of the application for state registration, except for the cases prescribed by part 2 of this Article.
2. State registration of arising, change or transfer of rights over immovable property may, except for the case of submitting the application for state registration and for considering the missed time limit for state registration provided for by part 6.1 of Article 24 of this Law as valid, also be carried out through accelerated procedure, in case whereof the fees prescribed by this Law shall be multiplied by the following coefficients:
 - (1) in case of carrying out state registration on the 3rd working day from the day of submission of the application on state registration — by coefficient 2;
 - (2) in case of carrying out state registration on the 2nd working day from the day of submission of the application on state registration — by coefficient 3;
 - (3) in case of carrying out state registration within two working hours on the day of submission of the application for state registration of rights arising from

transactions aimed at arising, change or transfer of rights over property registered as a separate unit of immovable property — by coefficient 6.

3. State registration of termination of a right shall be carried out on the 2nd working day from the day of submission of an application thereon as prescribed by this Law, except for the cases prescribed by paragraph 2 of this part.

Where, along with submitting an application on state registration of termination of a right, an application for state registration of another right related thereto or an application for provision of information has been submitted, state registration of termination shall be carried out within the time limit prescribed for exercising the function ordered by that application.

4. Individual registration of a new address of immovable property or change of the address thereof shall be carried out, and a new certificate of registration shall be issued on this ground, on the 2nd working day from the day of submission of the application on registration of the address as prescribed by this Law.

Where the request for registration of the address or change of the address provided for by this part is submitted by the application for providing information related thereto, the individual registration of the address or change of the address shall be carried out within the time limit prescribed for exercising the function ordered by that application.

5. A record on the change in the name shall be made in the registration of immovable property, and a new certificate of registration shall be issued on the ground thereof on the 2nd working day from the day of submission of the application thereon as prescribed by law, except for the cases prescribed by paragraph 2 of this part.

Where the request for making a record, provided for by this part, is submitted by the application for state registration of the right related thereto or for provision of information, the record on the change in the name shall be made within the time limit

prescribed for exercising the function ordered by that application.

6. A certificate of registration issued before 1 July 2019 shall be replaced by a new certificate of registration no later than on the 2nd working day from the day of submission of the application as prescribed by this Law.
7. Errors made in the course of state registration or provision of information shall be corrected and a new certificate of registration or information shall be issued on the ground thereof no later than on the 2nd working day from the day of submission of the application therefor as prescribed by this Law.
8. Information on a unit of immovable property (including in the form of a unified statement of information) shall be issued on the 3rd working day from the day of submission of the application therefor as prescribed by this Law, except for the cases prescribed by paragraphs 2 and 3 of this part.

Information on a unit of immovable property may, upon the applicant's wish, be issued also on the 2nd working day following the day of submission of the application, in case whereof the fee for provision of information shall be multiplied by coefficient 2.

Information on a unit of registered immovable property (including in the form of a unified statement of information) may be issued within two hours on the day of submitting the application, in case whereof the fee for provision of information shall be multiplied by coefficient 6.

9. The works provided for by parts 3 and 5 of this Article may be carried out also through accelerated procedure, in compliance with the requirements of point 3 of part 2 of this Article.
10. The applications provided for by point 3 of part 2 and paragraph 3 of part 8 of this Article may be submitted by two hours before the end of the working day.
11. Information provided for by points 15-25 of Article 73 of this Law shall be

provided on the 3rd working day from the day of submission of the application, and upon the applicant's wish, also on the working day following the day of submission of the application, by applying the coefficient 2 to the fee for information.

12. Calculation of the time limits prescribed by this Article shall start from the moment of entry of the application.
13. The information provided for by points 27 and 28 of part 1 of Article 73 of this Law shall be provided immediately after paying the fee prescribed by the same point via the payment and settlement system available on the official website of the State Register of Real Estate, except for the cases prescribed by part 3.1 of Article 75 of this Law with regard to natural persons.

(Article 74 amended by HO-267-N of 17 December 2014, edited by HO-166-N of 20 October 2016, amended, edited, supplemented by HO-105-N of 1 July 2019, supplemented by HO-387-N of 16 July 2020, amended, supplemented by HO-495-N of 9 December 2020)

(Law [HO-387-N](#) of 16 July 2020 contains a transitional provision relating to the Article)

Article 75. Privileges in respect of fees for state registration and provision of information

1. The fees prescribed by this Law for state registration of rights over property shall not be levied in case of the first state registration of the right of ownership over residential immovable property (except for garages constituting a separate unit) and land parcels of agricultural use belonging to citizens by the right of ownership, acquired before 1 March 1998 and not registered after 1 March

1998, as well as those with property rights restored as prescribed by law and not registered after 1 March 1998.

The privileges prescribed by this part shall not extend to state registration of rights through accelerated procedure prescribed by part 2 of Article 74 of this Law.

- 1.1. The amount of the fee provided for by this Law for state registration of the right of ownership of communities over a garage that is an unauthorised construction and the relevant land parcel declared as lawful by a decision of the head of the community based on a contract with the State Register of Real Estate on paying on the fees for state registration provided for by Law on a deferred basis shall be paid within two years from the moment of state registration of the rights over the property, on a quarterly basis, in the amount of one eighth of the fee.
2. Competent bodies having the power to impose a limitation on property in the manner and cases prescribed by the legislation of the Republic of Armenia shall be exempt from the fee for state registration of restriction.
3. The fees prescribed by this Law for state registration of rights over immovable property located in border and high mountainous settlements included in the lists defined by the Government or for the provision of information on that property shall be levied in the amount of 50% thereof.
- 3.1. Natural persons or local self-government bodies of the Republic of Armenia shall be exempt from the fee for providing information requested about their property or property rights as prescribed by points 11.1-12 and 15 of part 1 of Article 73 of this Law (with respect to copied documents of up to 10 pages).

The privileges prescribed by this part shall not extend to provision of information through accelerated procedure prescribed by parts 8 and 11 of Article 74 of this Law.

4. Information on the data of the Unified State Cadastre of Real Estate, except for

unified information, shall be provided to the Office of the President of the Republic, the Office of the Prime Minister, the Staff and deputies of the National Assembly of the Republic of Armenia, bodies of the system of state administration of the Republic of Armenia, Marzpetarans of the Republic of Armenia, courts, the Prosecutor's Office and other criminal prosecution bodies of the Republic of Armenia, the Central Bank of the Republic of Armenia, the Audit Chamber of the Republic of Armenia, autonomous bodies and independent state bodies, the Human Rights Defender of the Republic of Armenia, the head of the Public Defender's Office free-of-charge for exercising the powers vested therein by the legislation of the Republic of Armenia.

Information, as well as cadastral, topographic or land construction maps provided to state administration bodies as prescribed by this part may be transferred by the latter to other persons only upon a decision of the Government, for which a relevant compensation shall be granted to the State Register of Real Estate.

- 4.1. Basic and thematic information of cadastral and topographic maps in vector format, orthophotographic plans shall be provided to higher education institutions of the Republic of Armenia free-of-charge for using exclusively for educational purposes.
5. The information provided for by the first paragraph of part 4 of this Article shall be provided free-of-charge only in the cases prescribed by part 2 of Article 7 and part 3 of Article 8 of the Law of the Republic of Armenia "On freedom of information", as well as other laws.
6. Privileges of providing information prescribed by this Article, except for the cases prescribed by part 3.1 of this Article with respect to natural persons, shall not extend to provision of information prescribed by points 27 and 28 of part 1 of Article 73 of this Law.

(Article 75 amended by HO-267-N of 17 December 2014, supplemented, amended

by HO-166-N of 20 October 2016, amended, supplemented by HO-297-N of 23 March 2018, supplemented by HO-216-N of 14 November 2019, amended, supplemented by HO-495-N of 9 December 2020)

Article 76 Transitional provisions

The time limit prescribed by part 6 of Article 24 of this Law shall not extend to transactions or contracts certifying the rights to and limitations on immovable property concluded before 6 May 1999. The indicated documents, irrespective of the time limit for conclusion or approval, shall be deemed to be a ground for state registration of rights to property in case of being submitted by the right holders having obtained the right as prescribed.

(Article 76 supplemented by HO-166-N of 20 October 2016)

(Law edited by HO-247-N of 23 June 2011)

President
of the Republic of Armenia

R. Kocharyan

Yerevan

30 April 1999

HO-295