

How to register property rights based on succession

Registration of property rights on the basis of succession means devolution of the decedent's (an intestate or a testator) property to the other person(s) (heirs). There are two types of succession: Intestate succession and testamentary succession. Intestate succession is applied when a person dies intestate, or if the will includes part of the estate, or if the will was actually drawn up by the testator, but canceled in whole or in part (declared void).

For the creation of ownership of specific property on the basis of succession, a notary shall issue a certificate of inheritance, which can be issued either for specific property/properties, or/and have so-called general nature and, based on the certificate of inheritance, the right of ownership shall be registered in the Public Registry (a certificate of inheritance is issued by a notary both to the heir on intestacy, and in the case of existence of a will). Only after that, the heir (new owner) may dispose (sell, transfer as a gift, pledge, etc.) of the property that has passed to him/her by succession.

A person/heir interested in registering property rights based on succession shall apply to any office of the House of Justice or the National Agency of Public Registry and submit the documents required by law.

Documents to be submitted for registration:

- Application (filled in the corresponding e-program by an operator accepting documents);
- A copy of identity document of the interested person/heir;
- Duly certified and issued certificate of inheritance or an enforceable court ruling.
- Note: If the submitted certificate of inheritance is of a general nature, the heir/interested person shall also submit the original (or a duly certified copy) of the title document, on the basis of which the right of ownership/use has arisen for the testator.
- If the estate is a plot of land with or without buildings and structures thereon and its cadastral data is not specified in the State Registry, then a cadastral measurement drawing of the land plot and its electronic version shall also be submitted;
- Cadastral measurements of a land plot are carried out by geodetic companies operating in the respective region.
- The document confirming payment of a fee.

Service fees and terms

Within 4 business days - GEL 75

Note: In case of requesting registration of ownership of an agricultural land plot, the ownership of which has not been registered and/or the cadastral data of which is not specified in the State Registry (with the exception of agricultural land plots within the administrative boundaries and recreational areas of self-governing cities), registration is free of charge and completed within 4 working days.

Expedited service is also available. In this case, service fees and terms are as follows:

On the day of submitting the application - GEL 300

Within one business day - GEL 220.

The registration term starts on the day following the day of submission of the application/registration and expires at the end of the last day of the term.

If the service is to be provided on the day of submission of the application, the registration term expires at the end of the last day of the term.

If the service is to be provided within one business day from the date of submission of the application, the registration term expires at the end of the last day of the term.

If the last day of the term coincides with a holiday or weekend, the last day of the term shall be the next business day.

Additional information

In the event that the interested person/heir wishes to register not personally, but through a representative, then in addition, a duly certified document confirming the representation and a copy of the identity document of the representative shall be submitted.

In addition to the above documents, the National Agency of Public Registry may, on a case-by-case basis, request submission of any additional documents/information required for the registration of title to property.