How to register an ownership right on an agricultural land parcel

An agricultural land parcels are those land parcels, which are used for agricultural purposes.

This includes:
A pasture, hayfield, arable land (with perennial crops, garden) and a household plot.
For registering/originating the ownership right on the specified agricultural parcel, it is necessary to register this right in the Public Registry. Only after this, the owner may dispose of the land parcel in his/her ownership at his/her discretion.

Registration of ownership right has two options - sporadic and systemic registration. Registration by sporadic procedure is carried out based on applications filed by citizens, with payment of respective fee defined for this service. Registration by systemic procedure is carried out free of charge based on proactively and systematically obtained information in the respective geographic area. Until 1 January 2025, all types of services within the scope of systemic registration - cadastral surveying/planning, searching for documentation confirming the ownership right, determination of identities of land parcels, recognizing the ownership right on the land parcels occupied without permit, and registration of property rights is carried out by the Agency and delivered to residential places of the population.

The systemic registration is being carried out throughout the entire country since 1 January 2022, in 59 municipalities (except self-governing cities - Tbilisi, Rustavi, Kutaisi, Batumi, Poti, and occupied territories). Filing application in the areas of systemic registration is also possible for sporadic registration. Recognition of ownership right on the land parcels occupied without permit that were submitted for registration by sporadic procedure and are located in the geographic areas of systemic registration, and determination of identity of land parcels are carried out by the Agency. In the self-governing cities, recognition of ownership right on the land parcels occupied without permit and determination of identity of land parcels are in the competence of respective municipality.
For registration of ownership right within the scope of sporadic registration, an interested person/owner shall apply to any office of Public Service Halls, Community Centers or the National Agency of Public Registry and submit documents envisaged by the legislation.

These documents include:

- Application (this is filled out in the respective electronic program directly by the operator, admitting the documents);
- The copy of the identity document of the owner;
- The original or copy of the document confirming ownership, duly certified/notarized (the document confirming ownership may be a Delivery and Acceptance Act of the land parcel, certificate/information from the State Archive, registration certificate issued in the result of reform, extract from the household book, tax list, ownership certificate, etc.);

- Cadastral surveying drawing and its electronic version of the land parcel (cadastral surveying of land parcels is carried out by respective surveying companies acting in the respective region).

In the geographic areas of systemic registration, for primary registration of the ownership right on agricultural land parcel submitted by sporadic procedure, and for correction/change of the land parcel registered under unspecified cadastral data in the ongoing registration proceedings, for determining the identity of the land parcel indicated in the document confirming the ownership right and/or registered in the Public Registry, and reflected on the cadastral surveying drawing, it is possible to carry out inspection of the property on the spot within 30 calendar days after making a decision. After inspection on the spot, the results of the cadastral survey are published on the official website of the Agency (www.napr.gov.ge) for public inspection, and within 1 month, anybody has a right to file a grounded written opinion in relation to the document published for public inspection. Within 4 business days after obtaining the results of indicated cadastral survey and expiration of the term for public inspection of the protocol of on the spot inspection, a decision is adopted in accordance with the legislation.

Primary registration of the ownership right on agricultural land parcel submitted by sporadic procedure, correction of the unspecified cadastral data, and recognition of the ownership right on the land parcel occupied without permit, is carried out by the legal entity of public law acting under the governance of the Ministry of Justice of Georgia under payment of service fee in accordance with Resolution #509 of 29 December 2011 on the Rates for Rendered Service Fees, Procedure of Fee Payment and Terms of Service.

Service fee and rules

Primary registration of the ownership right and correction/change of the unspecified cadastral data based on the document confirming the ownership or lawful possession of agricultural land parcel submitted by sporadic procedure in the geographic areas of systemic registration - within 3 months - GEL 300.

Registration of the ownership right with the recognition of ownership right on the land parcel occupied without permit and located in the geographic area of systemic registration within the scope of sporadic registration - within 3 months - GEL 600.
Counting of the registration term starts on the day following the day of submitting application/registration and ends with passing of the last day of the term.
If the last day of the term coincides with a non-business day or holiday, it shall be the next business day after the last day of the term.

Additional Information

If an owner wants to carry out registration not personally but through a representative, in this case a duly certified document validating the representation shall be produced, as well as a copy of identity document of the representative.

In addition to the above-mentioned documents, in certain cases it is possible that the National Agency of Public Registry would additionally request any document/information that is necessary for registration of ownership right.

An agricultural land may be: In the ownership of the Georgian state, autonomous republic of Georgia, Georgian municipality, legal entity of public law (in cases stipulated by the Georgian legislation), Georgian citizen (including dual citizen), foreigner - if he/she got this land by inheritance, legal entity of private law registered in Georgia (dominant partner of which are the abovementioned subjects), organizational formation (majority of which are the abovementioned subjects and, at the same time, had a practical ability to have a decisive impact on the decision of this organizational formation in relation to the agricultural land).