

REPUBLIC OF ALBANIA

LAW ON THE REGISTRATION OF
IMMOVABLE PROPERTY

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REPUBLIC OF ALBANIA

LAW ON THE REGISTRATION OF IMMOVABLE PROPERTY

PART I

Preliminary

Section 1. Definitions

PART II

Organization of the Immovable Property Registration System

Section 2. Immovable Property Registries

Section 3. Chief Registrar

Section 4. The Registrar

Section 5. Powers of the Registrar

Section 6. Seal of the Registry

Section 7. Liability of Registry Officers

PART III

Registration of Immovable Property

Section 8. The Immovable Property Register

Section 9. Effect of Registration

Section 10. Priority of Registered Interests

Section 11. Required Registration

Section 12. Delay in Registration

Section 13. Power to Compel Registration

Section 14. Stay of Registration.

Section 15. Registration of Co-Proprietors of Immovable Properties

PART IV

Maps, Parcels and Boundaries

Section 16. Registry Index Map

Section 17. Correction of the Registry Index Map and New Editions

Section 18. Boundaries

Section 19. Maintenance of Boundary Features

Section 20. Interference with Boundary Features

Section 21. Combinations and Subdivisions

Section 22. Transfers of Part of the Immovable Property

PART V

First Registration of an Immovable Property

Section 23. First Registration

- Section 24. Manner of First Registration
- Section 25. Public Notice
- Section 26. Legalization of First Registration
- Section 27. Resolution of Conflicting Claims in First Registration

PART VI

Certificates and Searches

- Section 28. Certificates of Ownership and Certificates of Lease
- Section 29. Lost or Destroyed Certificates
- Section 30. Inspections and Copies
- Section 31. Evidence

PART VII

Registration of Contracts of Lease, Mortgages, "In Use" Titles and Other Interests in Immovable Property

- Section 32. Registration of Contracts of Lease
- Section 33. Registration of Mortgages
- Section 34. Registration of Legal Mortgages
- Section 35. Satisfaction of a Mortgage
- Section 36. Registration of In Use Titles
- Section 37. The Registration of Immovable Property Acquired by Prescription
- Section 38. The Registration of Compulsory Acquisition or by Judgement of the Court
- Section 39. The Registration of a Partition of Co-Owned Immovable Property
- Section 40. Registration of Powers of Attorney
- Section 41. Registration of Instruments Completed Abroad

PART VIII

Servitudes, Restrictive Agreements and Restrictions

- Section 42. Registration of Servitudes
- Section 43. Registration of Restrictive Agreements
- Section 44. Registration of Restrictions
- Section 45. Notice and Effect of Restrictions
- Section 46. Removal and Variation of Restrictions
- Section 47. Release and Modification of Servitudes and Restrictive Agreements

PART IX

Rectification and Compensation

- Section 48. Rectification by the Registrar
- Section 49. Procedure for Requesting Compensation
- Section 50. Amount of Compensation

PART X

Decisions of Registrar and Appeals

Section 51. Power of Registrar to Make a Statement

Section 52. Appeals

Section 53. Effect of Appeal

PART XI

Fees and Offenses

Section 54. Fees

Section 55. Offenses

PART XII

Miscellaneous

Section 56. Rules

Section 57. Beginning Operation of a Registry

Section 58: (Repeal of contradictory laws)

Section 59: (Entering into effect)

REPUBLIC OF ALBANIA

LAW ON THE REGISTRATION OF IMMOVABLE PROPERTY

On the basis of Article 16 of Law No. 7491, dated April 29, 1991, on the main dispositions of the Constitution, "on proposal of the Council of Ministers",

THE PEOPLE'S ASSEMBLY
OF THE REPUBLIC OF ALBANIA

DECIDED:

To present an Immovable Property Registration Act as follows:

PART I

Preliminary

Section 1. Definitions

In this Act the following definitions shall apply:

"Chief Registrar" means a person appointed who assures that the Registrars of the immovable property registries throughout the country manage their Registries in accordance with the law;

"court" means the place which resolves disputes concerning immovable property;

"immovable property" means land, water sources, buildings as well as other immovable objects defined in the Civil Code;

"immovable property registration zone" means a local subdivision or geographic area designated by the Council of Ministers in collaboration with the Chief Registrar for purposes of registration of immovable property under this or any other law;

"instrument" includes any ownership document, court judgment, legal state agency document or other document requiring or capable of registration under this Act;

***"proprietor" means the person whose name is registered under this Act as the owner of immovable property;

"the register" means the page of the volume of the Register Book which is kept for each immovable property;

"to register" means to make an entry, note or record in the register kept under the provisions of this Act;

"Register Book" means the set of all registers for immovable properties in a specific immovable property registration area;

"Registrar" means the person responsible for the Immovable Property Registry of a defined

administrative sector;

"Registry" means the immovable property registry office established under this Act;

"Registry Index Map" means the map or series of maps referred to in Part III of this Act;

"restriction" means an order of the Registrar to restrict the registration and/or dealing of a particular immovable property;

"restrictive agreement" means a documented restriction on the use of immovable property;

"survey" means the determination of the boundaries of an immovable property which is owned, leased or held in use;

"survey plan" means the document that shows the boundaries of an immovable property which is owned, leased or held in in use.

PART II

Organization of the Immovable Property Registration System

Section 2. Immovable Property Registries

There shall be established and maintained in each administrative center of the Immovable Property Registration zone defined under the authority of the Council of Ministers, an Immovable Property Registry, which is a juridical person, in which there shall be kept:

- a) Immovable Property Registers, in accordance with the provisions of Part II of this Act;
- b) a Registry Index Map of the administrative zone, in accordance with the provisions of Part III of this Act;
- c) all contracts of transfer, court judgements, mortgages, inheritances, and other legal documents which affect rights to immovable property as well as survey plans of immovable properties, indices of these records and other records necessary for the operation of an immovable property registry;

Section 3. Chief Registrar

The registration of the immovable properties throughout territory of the Albanian Republic is directed by the Chief Registrar and his deputy, who are appointed by the Council of Ministers.

In the absence, for whatever reason, of the Chief Registrar, the Deputy Registrar may exercise any of the powers vested in the Chief Registrar by this Act.

Section 4. The Registrar

The Chief Registrar shall appoint as many Registrars, Assistant Registrars as may be necessary for carrying out the provisions of this Act in the immovable property registration zones.

The Registrar for each immovable property registration area shall be responsible to the Chief Registrar for the maintenance of records and all other aspects of the administration of his/her registry.

Section 5. Powers of the Registrar

The Registrar may exercise the following powers in addition to any other powers conferred on him/her by this Act:

- a) issue certificates of ownership or lease or of any other interest recorded on a Register of immovable property to a person who makes such a request and is entitled to such a certificate;
- b) require any person to produce any ownership, lease, in use or mortgage document and any other document and survey plan relating to the immovable property, and that person shall be obligated to produce it;
- c) summon any person to appear before him/her or a person delegated by him/her and give any information or explanation respecting immovable property, a contract of lease or a mortgage; present ownership documents, certificate or other document or survey plan relating to the immovable property, contract of lease or mortgage in question, and that person shall appear and give the requested information or explanation;
- d) suspend registration if not having complete or delivered any instrument, certificate or other document, survey plan, information or explanation required to be produced or given is withheld or any act required to be performed under this Act is not performed;
- dh) administer and verify the above information;
- e) with the authorization of the Chief Registrar, to charge a person who presents incorrect information to pay to the Registry the expenses which the Registry incurs in the process of verification of that incorrect information.

Section 6. Seal of the Registry

There shall be a seal for the Registry. Every document issued by this office should contain its seal.

Section 7. Liability of Registry Officers

The Chief Registrar and any Registrar shall not, nor shall any other officer of the Registry, be liable to any documented action in respect of any act or matter done or omitted to be done

in good faith in the exercise of the powers and duties under this Act, or any regulations made under it. Such officers shall be subject to the prescribed penalties for violations of law.

Section 8. The Immovable Property Register

Each volume of the Register Book in the immovable property registry shall include a register for each publicly owned immovable property and a register for each privately owned immovable property.

Section 9. Effect of Registration

Once an immovable property has valid registration, every subsequent transaction involving rights to it shall be registered in conformity with the provisions of this act.

The registration of an immovable property gives a person as individual, co-owner, or as representative of a family the right to enjoy the immovable property in conformity with the law.

Every proprietor acquiring any immovable property, contract of lease or mortgage shall be deemed to have had notice of every entry in the Registry relating to the immovable property, contract of lease or mortgage.

Section 10. Priority of Registration

Registration priority is defined according to the order in which the instruments which led to their registration are properly presented to the Registrar, irrespective of the dates of execution of the instruments and notwithstanding that the actual entry in the register may be delayed.

Section 11. Required Registration

Any contract or other document affecting rights to immovable properties shall be presented for registration no later than thirty days from the time the instrument or other document is executed.

Section 12. Delay in Registration

Where an instrument is presented more than thirty days after the date of the execution of the instrument, then, in addition to the registration fee, an additional fee equal to ten per cent of the registration fee shall be payable for each day which has elapsed since such date.

Section 13. Power to Compel Registration

If the Registrar is satisfied that any person has purposely failed to register any instrument which is registerable under this Act, the Registrar may by notice in writing order such person to present such instrument for registration, and thereupon the registration fee and any additional fee payable shall become due and shall be payable by such person whether the instrument is presented for registration or not.

Section 14. Stay of Registration.

A person proposing to deal with registered immovable property, with the consent in writing of the proprietor, may apply to the Registrar for the suspension of any other transactions or actions concerning this property. If this application for suspension is approved, the registration of any instrument affecting the immovable property shall be stayed for a period (hereinafter referred to as the suspension period) of fifteen days from the time at which application for the suspension was approved by the Registrar, and a note shall be made in the register accordingly.

If within the suspension period a properly executed instrument is presented for registration by the person who has requested the suspension, such instrument shall have priority over any other instrument which may be presented for registration during the suspension period.

Section 15. Registration of Co-Proprietors of Immovable Properties

Every instrument that certifies the ownership of two or more persons, and its registration in the Registry must show the identity and where possible appropriate the share of each co-proprietor.

PART III

Maps, Parcels and Boundaries

Section 16. Registry Index Map

The Registrar shall be responsible for and maintain a map or series of maps, to be called the Registry Index Map for the immovable property registration area covered by that Registry.

The Registry Index Map shall show the boundaries and geographical locations of immovable properties as well as other features.

The immovable properties have a unique identification number, the same number being used to identify the immovable properties on their registers and on the Registry Index Map.

A survey plan may be filed of a particular immovable property to augment the information available from the registry index map, and the filing of the survey plan shall be noted in the register.

Section 17. Correction of the Registry Index Map and New Editions

The Registrar may cause to be made a survey of any immovable property for the purposes of this Act and, after informing every person affected thereby, may cause the Registry Index Map to be corrected as a result of the mentioned survey.

The Registrar may correct any error in the Registry Index Map which does not affect the interest of any person.

The Registrar, may at any time, direct the preparation of a new Registry Index Map or any part thereof, and there may be omitted from the Map any matter which the Registrar considers obsolete.

Section 18. Boundaries

The Registry Index Map indicates the approximate boundaries, areas and location of the immovable properties.

When the parties to a dispute concerning a boundary or boundaries agree to resolve the dispute, the Registrar shall record the agreement on the Registry Index Map and on the affected registers, and shall file the agreement signed by the parties to the dispute.

Where any uncertainty or dispute arises as to the position of any boundary, and the parties to the dispute cannot agree concerning such boundary, the Registrar shall instruct them to present the dispute to the competent court within fifteen (15) days, and shall make a notation on the Register. If there is no petition to the court within the specified time, the Registrar shall make the appropriate notation.

Section 19. Maintenance of Boundary Features

Every proprietor of immovable property shall maintain in good order any features which demarcate the proprietor's boundaries.

The Registrar may in writing order the demarcation within a specified time of any boundary in such manner as he/she may direct.

The Registrar decides which of adjoining proprietors shall be responsible for the care and maintenance of any feature demarcating a common boundary, and the person so identified will have the responsibility.

Within 30 days the proprietors have the right to appeal in court against the order of the Registrar. If within this period of time there is no exercise of this right, the order is considered as accepted.

Section 20. Interference with Boundary Features

Any person convicted of illegally modifying or damaging any boundary whether or not any penalty is imposed upon him/her, shall be liable to pay the cost of restoring the boundary feature, and such cost shall be considered as a civil debt by any person responsible for the maintenance of the feature.

Section 21. Combinations and Subdivisions

Where contiguous immovable properties are owned by the same proprietor and are subject in all respects to the same rights and obligations, the Registrar, on application by the proprietor, may combine those properties by closing the registers relating to them and opening a new register or registers and revising the Registry Index Map in respect of the immovable property or properties resulting from the combination.

Upon the written application of the proprietor or successors for the division of an immovable property into two or more immovable properties, the Registrar shall effect the division by closing the register relating to the subdivided immovable property and opening new registers and revising the Registry Index Map in respect of the new immovable properties resulting from the division, and recording in the new registers all existing entries appearing in the closed register.

The Registrar, on the application of the proprietors of contiguous immovable properties who are desirous of changing the boundaries of their properties, and with the consent in writing of all other persons in whose name any right in such properties is registered, may cancel the registers relating to such properties and update the registers and Registry Index Map in accordance with the revised layout.

In case that the Registrar determines that the proposed reparcellation involves substantial changes of ownership which should be effected by transfers, the Registrar may in his/her discretion refuse to effect such reparcellation.

The Registrar must not allow any transfer which deletes legal rights.

Where a proprietor wishes to subdivide his/her immovable property, the Registrar shall require the proprietor to submit a survey plan of the proposed subdivisions prepared by a licensed surveyor and certified by the appropriate authority as conforming with the requirements of law.

Section 22. Transfers of Part of the Immovable Property

No part of the immovable property included in a register shall be transferred unless the proprietor has first subdivided the immovable property, in accordance with the law, and new registers have been opened in respect of each subdivided portion of the immovable property.

PART IV:

First Registration of an Immovable Property

Section 23. First Registration

The first registration of any immovable property shall require the preparation of a Register in accordance with the provisions of this Act, and in accordance with the provisions of any other Act which define ownership or agreements or obligations which exist for the immovable property.

Section 24. Manner of First Registration

The Registrar, a person or any group designated by the Chief Registrar shall require that the ownership and boundaries of each property to be registered shall be documented, using the following criteria:

- a) Ownership and boundaries of immovable properties shall be considered as properly defined by a title issued under law 7501 of 19.7.1991, contracts of privatization under law 7652 of 23.12.1992, decisions of the Commissions of

Restitution under law 7698 of 15.4.1993, other laws, other official instruments which confer private ownership, and Court decisions.

- b) For those individuals, families and legal persons, private or state, who possess the property in conformity with law and do not hold any ownership document under Paragraph a, are obliged to present to the Registrar an application for registration of ownership. This application shall contain a notarized, personal declaration of ownership, a survey plan of the immovable property, and notarized declarations from neighbors and other persons as to the correctness of the boundaries and as certified copies of different documents which support the application for registration.
- c) Provisional registration shall be prepared from the information produced from a) and b).

Section 25. Public Notice

A public display of the provisional registration shall take place for 90 days in a prominent and relevant place for public examination within the geographic zone where the properties are located.

Notice shall also be provided for that 90 day period in a public manner designed to notify individuals who might make a claim to the immovable properties in question.

During that display period all errors or claims shall be made known to the Registrar in writing. No claim presented after that 90 day period will be accepted.

Section 26. Legalization of First Registration

Under the first paragraph of Section 25, following the public display period, all immovable properties for which there are no pending claims of error shall be given valid registration and from this moment certificates of ownership and other certificates which may be requested regarding the content of the registers and the index maps, may be issued by the Registrar.

Section 27. Resolution of Conflicting Claims in First Registration

The Registrar shall consult with the parties making claims about the information contained in the Registers or in the Registry Index Map to clarify and correct any errors and resolve any disputes. Such corrections and resolutions shall be made in a notarized document. Any disputes already resolved by any legally constituted commission or court precludes any further action by the Registrar.

Any disputes which cannot be resolved in this way with the agreement of the parties involved shall be referred to the competent Court, and a notation placed on the relevant Registers concerning the existence of the disputes and the Court to which the disputes have been referred.

PART V

Certificates and Searches

Section 28.

Certificates of Ownership and Lease

The Registrar shall, if requested by a proprietor of immovable property or a lessee where no certificate of ownership or certificate of lease has been issued, issue to the proprietor a certificate of ownership or a certificate of lease in the prescribed form showing all information in the register affecting that immovable property or contract of lease.

Only one certificate of ownership, lease or mortgage shall be issued in respect of each immovable property.

A certificate of ownership, lease or mortgage shall be only prima facie evidence of the matters shown therein, while ownership, lease or mortgage shall be subject to all entries in the register whether they are shown on the certificate or not.

The date of issue of a certificate of ownership, lease, or mortgage shall be noted in the register.

Section 29. Lost or Destroyed Certificates

If a certificate issued to a person under Section 28, he/she may apply to the Registrar in the Registry where the immovable property is located for the issuance of a new certificate, and shall produce evidence to satisfy the Registrar of the loss or destruction of the previous certificate.

If the Registrar is satisfied with the evidence as to the loss or destruction of the certificate, and after the publication of such notice as the Registrar may think fit, the Registrar may issue a new certificate.

When a lost certificate is found, it shall be delivered to the Registrar for cancellation.

Section 30. Inspections and Copies

Any person can examine and consult any register and can request a certified copy of it, a part of the Registry Index Map, any filed instrument or survey plan deposited in the Registry, by presenting a written request by paying the appropriate fees.

Section 31. Evidence

A copy certified by the Registrar of the Register or part of the Registry Index Map or any survey plan or instrument filed in the registry shall be acceptable with the same value as the original in all actions and questions regarding it and for all persons or parties until the contrary is proved.

PART VI

Registration of Contracts of Lease, Mortgages, "In Use" Titles and Other Interests in Immovable Property

Section 32. Registration of Contracts of Lease

A contract of lease for an immovable property for a period less than one year is not required to be registered. Any other contract of lease for an immovable property must be registered by noting it in the proper section of the Register of the lessor's immovable property.

If a contract of lease is for a part of a state owned immovable property and has a duration of one (1) year or longer, a separate Register shall be created for each part of the immovable property and a notation made on the Registry Index Map.

Section 33. Registration of Mortgages

The mortgage shall be completed by its registration in the appropriate section of the register of the immovable property, or part of it, which is used as security for the mortgage and the registration of the person in whose favor it is created as its proprietor and by filing the instrument.

Section 34. Registration of Legal Mortgages

The Registrar shall enter legal mortgages which result from sale contracts in the appropriate section of the Register of the affected immovable property which the seller owned.

Section 35. Satisfaction of a Mortgage

The Registrar, based on a written request prepared in the appropriate form required by law shall order that the mortgage be cancelled from the register of immovable property when the necessary acts required by relevant law or regulations to satisfy the mortgage are performed. Any request for cancellation of a mortgage must be accompanied by the document which justifies the cancellation and is signed by the Registrar.

Section 36. Registration of In Use Titles

A separate register shall be created and a notation made on the Registry Index Map for any "in use" title pertaining to state owned immovable property. The holder of the in use title shall be noted in the appropriate section of the register and the state shall be noted as the Proprietor.

Section 37. The Registration of Immovable Property Acquired by Prescription

Registration of immovable property acquired by prescription is accomplished by presenting to the Registrar a copy of the decision of the court which has declared that ownership has been achieved through prescription.

The Registrar, shall, in accordance with the decision of the court, register the immovable property in the name of the person who has acquired ownership by prescription.

**Section 38. The Registration of Transfer of Ownership by Law,
by Judgement of the Court, or by Administrative Acts**

Where the State or any physical or legal person has become entitled to the right of ownership of any immovable property, has contracted a lease or has acquired a mortgage based on a law, court decisions or any administrative agency, the Registrar shall, on the application of any interested person supported by such evidence as the Registrar may require, register the State, physical or legal person as the proprietor.

**Section 39. The Registration of a Partition
of Co-Owned Immovable Property**

If all the co-proprietors agree through a notarial act, partition of immovable property owned by them may be made.

An application for the partition of co-owned immovable property may be made in the prescribed form to the Registrar by:

- a) any one or more of the proprietors; or
- b) any person in whose favor an order has been made for the sale of an undivided share in the immovable property in execution of a court decision.

Partition shall be completed by following the procedure set out in Section 21.

Section 40. Registration of Powers of Attorney

Upon the application of the person giving the power of attorney to another person, such power of attorney shall be entered in the ownership section of the Register of the immovable property in question, and the original shall be stored in the archive.

Section 41. Registration of Instruments Completed Abroad

All relevant instruments prepared abroad, when presented for registration, shall be translated and legalized according to law.

PART VII

Servitudes, Restrictive Agreements and Restrictions

Section 42. Registration of Servitudes

The proprietor of an immovable property may record a servitude through the presentation to the Registrar of the act of the creation of the servitude in the form required by law, which specifies:

- a) the nature of the servitude, the period for which it is granted and any conditions or restrictions intended to affect its enjoyment; and
- b) the immovable property or part of it affected by the servitude.

The instrument in legal form which applies for a servitude shall be filed and shall include a survey plan sufficient to describe the location and extent of such servitude.

The registration of the servitude shall be completed by its notation in the appropriate section of the register of the immovable property affected.

Section 43. Registration of Restrictive Agreements

Where an instrument contains a Restrictive Agreement and is presented to the Registrar, the Registrar shall note the restrictive agreement in the appropriate section of the register of the immovable property burdened by the restrictive agreement, either by entering particulars of the agreement or by referring to the instrument containing the agreement, and shall file the instrument.

Section 44. Registration of Restrictions

For the prevention of any fraud or improper dealing, the Registrar may order that a restriction be recorded in the appropriate section of an affected immovable property. This order may be given either with or without the application of any person interested in the immovable property, contract of lease or mortgage after directing inquiries to be made and notices to be served and hearing of such persons as the Registrar thinks fit. That restriction shall prohibit or restrict transactions involving the immovable property.

A restriction may last:

- a) for a particular period; or
- b) until the occurrence of a particular event; or
- c) until the making of a further order.

The Registrar shall order a restriction to be entered on the Register in any case where it appears to the Registrar that the power of the proprietor to deal with the immovable property, contract of lease or mortgage is restricted.

Section 45. Notice and Effect of Restrictions

Upon the entry of a restriction, the Registrar shall give notice in writing to the proprietor affected thereby.

So long as any restriction remains registered, no instrument which is inconsistent with it shall be registered except by court decision or by the order of the Registrar.

Section 46. Removal and Variation of Restrictions

Upon application by any interested person based on a notarized instrument certifies that there is no reason for the restriction being placed on the immovable property, the Registrar may

order the removal or variation of a restriction.

The owner affected by the restriction has the right of appeal to a court, which will decide the case.

Section 47. Release and Modification of Servitudes,
and Restrictive Agreements

Upon presentation of a request and appropriate documents by the person in whose favor the servitude has been granted, or upon the presentation of a request by the parties to the restrictive agreement in the prescribed form, the appropriate registration is done.

PART VIII

Rectification and Compensation

Section 48. Rectification by the Registrar

The Registrar may rectify the register or any instrument presented for registration in the following cases:

- a) in the case of errors or omissions not materially affecting the interest of any proprietor;
- b) where any person has presented a certified copy of the court decision which proves that he/she has acquired ownership by prescription;
- c) in any case and at any time with the consent of all persons interested; or
- d) where, upon resurvey, a dimension or area shown in the register or on the registry index map is found to be incorrect, but in such case the Registrar shall first give notice to all persons appearing on the register who are interested or affected by the Registrar's intention so to rectify.

Upon proof of the change of the name or address of any proprietor, the Registrar shall, on the written application of the proprietor make an entry in the register to record the change.

The Chief Registrar, if so requested, may review the decision of the Registrar concerning the rectification of the register.

Section 49. Procedure for Requesting Compensation

Upon the request of any interested party, the Registrar shall make a rapid decision as to whether any right to compensation should be awarded for damages caused, which resulted from incorrect information. Upon approval by the Chief Registrar, the the awarded compensation for the damages caused will be defined.

Section 50. Amount of Compensation

When compensation is awarded in respect of any loss relating to any interest in immovable property, it shall be calculated in accordance with the Regulations to this Act.

PART IX

Decisions of Registrar and Appeals

Section 51. Power of Registrar to Make a Statement

For any claim or dispute presented to the Chief Registrar concerning the exercise of the duties of any Registrar, the Chief Registrar is required, before making a decision, to request in writing the statement of the Registrar.

Section 52. Appeals

Any person aggrieved by a decision, direction, order, determination or award of the Registrar, which has been reviewed by the Chief Registrar, may, within thirty days of the rendering of the final decision, direction, order, determination or award by the Chief Registrar, give notice to the Registrar in the prescribed form of the intention to appeal to the appropriate court against the decision, direction, order, determination or award.

On receipt of a notice of appeal, the Registrar shall prepare and send to the appropriate court, with an information copy to the Chief Registrar and to the appellant, and to any other person appearing to the Registrar from a review of the register to be affected by the appeal, a brief statement of the question in issue.

Where an aggrieved party requires the Registrar to make a statement for the opinion of the court, such party shall deposit with the Registrar such sum as the Registrar shall consider sufficient to meet the costs of the document compilation.

Section 53. Effect of Appeal

A note that an appeal to the Chief Registrar or to the court is pending shall be made in the register affected by the appeal and any disposition shall be subject to such notice.

PART X

Fees and Offenses

Section 54. Fees

Fees shall be payable in respect of certificates for immovable properties, certificates of leases, certified copies, searches, survey plans, printed forms and all other matters connected with registration.

The Registrar shall refuse registration until the fees are paid.

At the end of each financial year, the income in excess of the budget of the Registration Office goes to the central state budget.

Section 55. Offenses

Any declaration or action which is contradictory with Sections 11, 19, 24, 44, or 45 is an offense. When the offense does not constitute a penal act, the Registrar shall apply a fine from 5,000 lek to 50,000 lek. An appeal against the decision of the Registrar must be presented within 5 days from the day of the notification of the fine in the court of the district where the offense occurred.

The review of the administrative offenses and administrative decisions are made under the "Law of Administrative Offenses".

PART XI

Miscellaneous

Section 56. Rules

The Council of Ministers shall issue legal rules for the application of the provisions of this law.

Section 57. Beginning Operation of a Registry

The date for entering into operation of any Registry under this law is defined by a decision of the Council of Ministers. Upon beginning to function of a Registry, all existing instruments and documents under Section 24 from all appropriate agencies from before the approval of this law shall pass to the administration of the Registry.

Section 58:

All dispositions which are contrary to this Law are repealed.

Section 59.

This law enters into effect fifteen days after its publishing in the Fletoren Zyrtare.

Tirana, 13.7.1994
No. of Law: 7843

PRESIDENT OF THE POPULAR ASSEMBLY

(signature)