

## LAW OF GEORGIA

### ON RECOGNITION OF PROPERTY RIGHTS OF THE PARCELS OF LAND POSSESSED (USED) BY NATURAL PERSONS AND LEGAL ENTITIES UNDER PRIVATE LAW

#### Chapter I – General Provisions

##### Article 1 – Purpose of the Law

The purpose of this Law shall be, by recognising the property rights ('recognition of property rights'), to use state-owned land resources in lawful possession (use), as well as state-owned land squatted by natural persons, legal entities under private law, or any other organisational entities provided for by law, and to facilitate land market development.

*Law of Georgia No 614 of 5 December 2008 – LHG I, No 36, 12.12.2008, Art. 233*

##### Article 2 – Definition of terms

The terms used in this Law shall have the following meanings:

- a) lawfully possessed (used) land – a state-owned agricultural or non-agricultural parcel of land with or without fixed structures built upon it (constructed, under construction, or demolished) for which a natural person or a legal entity under private law, or any other organisational entity provided for by law had acquired the right to lawful possession (of parcels of land or structures) before this Law entered into force, as well as land squatted before 4 October 2004, and registered in a technical inventory archive;
- b) (deleted);
- c) squatted land – a squatted state-owned agricultural or non-agricultural parcel of land with a residential house (constructed, under construction or demolished) or a non-residential building (constructed, under construction or demolished) built upon it before the entry into force of this Law, as well as a squatted parcel of land (with or without fixed structures built upon it) adjacent to the parcel of land owned or lawfully possessed by an interested natural person, the total area of which does not exceed 1.25 hectares on the plain or 5 hectares in the high mountainous settlements determined by the Law of Georgia on the Development of High Mountainous Regions; as well as, a squatted parcel of land with non-residential buildings (constructed) built upon it adjacent to and smaller in area than a parcel of land owned or lawfully possessed by a legal entity under private law, and which, at the moment of requesting recognition of the property right is not disposed of by the State, except for the cases provided for in paragraph (a) of this article;
- d) recognition of property rights – a non-gratuitous or gratuitous transfer of property rights on a state-owned agricultural or non-agricultural parcel of land with or without fixed structures built upon it (constructed, under construction, or demolished) to a natural person or a legal entity under private law, or any other organisational entity provided for by Law, according to the terms and the procedure determined by the Procedure for Recognition of Property Right to Parcels of Land Possessed (Used) by Natural Persons and Legal Entities Under Private Law, approved by this Law and an ordinance of the Government of Georgia;
- e) interested person – a natural person, as well as his/her heir presumptive or successor who lawfully possesses (uses) or has squatted a state-owned agricultural or non-agricultural parcel of land with a residential house (constructed or demolished) or a non-residential building (constructed) built upon it, as well as a legal entity under public law that has squatted a parcel of land with non-residential buildings (constructed) built upon it adjacent to a parcel of land owned or lawfully possessed by it, as well as a legal entity under private law or any other organisational entity provided for by law, or its successor that lawfully possesses (uses) a parcel of agricultural or non-agricultural land with or without fixed structures built upon it (constructed or demolished) and which intends, to acquire the ownership right to it, as provided for by this Law, as well as a natural person or a legal entity under private law or any other organisational entity which has purchased/acquired the property right to fixed structures built upon the parcel of land from the user of the state-owned agricultural or non-agricultural parcel of land, according to the legislation of Georgia;
- f) building – a structural system constructed of building materials and other wares which is firmly fixed to the ground, creates a covered space and is enclosed by walls, columns and/or other enclosing structures (including wooden structures), except for a temporary building;



g) temporary building – a modular demountable and/or portable building attached to the ground by its own weight and/or a dry non-monolithic anchorage, which has no underground storage.

*Law of Georgia No 5673 of 28 December 2007 – LHG I, No 50, 29.12.2007, Art. 443*

*Law of Georgia No 386 of 23 October 2008 – LHG I, No 29, 4.11.2008, Art. 173*

*Law of Georgia No 614 of 5 December 2008 – LHG I, No 36, 12.12.2008, Art. 233*

*Law of Georgia No 2463 of 25 December 2009 – LHG I, No 50, 31.12.2009, Art. 404*

*Law of Georgia No 1248 of 20 September 2013 – website, 8.10.2013*

*Law of Georgia No 5501 of 11 December 2019 – website, 18.12.2019*

### **Article 3 – Scope of the Law**

1. This Law determines basic terms and conditions of recognition of property rights to lawfully possessed (used), as well as squatted land and the scope of authority of the bodies which represent the state in the process of recognition of the property rights.

1<sup>1</sup>. If a competent state body has alienated only a significant component part of a parcel of land and, based on the requirements of this Law, the property right to the parcel of land cannot be recognised, a property manager provided for by the Law of Georgia on the State Property, shall determine the parcel of land with the property right to the significant component part of a parcel of land.

2. The property right to the following squatted state-owned agricultural or non-agricultural lands shall not be subject to recognition:

a) stock routes;

b) land of the state water fund, except for parcels of land, ownership to which may be transferred and which may be used according to the requirements of the Law of Georgia on Water;

[ b) land of the state water fund, except for parcels of land, ownership to which may be transferred and which may be used in accordance with the requirements of the Law of Georgia on the Management of Water Resources; (**shall become effective from 1 September 2026**)]

c) land of the state forest, except for parcels of land squatted by natural persons or legal entities under private law or any other organisational entity provided for by law, ownership to which may be transferred based on the conclusion of an appropriately authorised state forest management body, and the exclusion of which shall not disturb the management and protection of the state forest;

d) protected areas (territories), except for protected landscapes and multiple use areas (territories);

e) recreational parks, forest parks, pocket parks and other areas, except for areas having the status of resorts of Georgia, resort places, alpine skiing centres, and a Recreation Area of the Black Sea Coast determined by ordinance of the Government of Georgia;

f) historical, cultural, natural and religious monuments;

g) parcels of land of public use (squares, streets, passages, roads, pavements, embankment), recreational places (parks, forest parks, pocket parks, alleys), dendrological parks and botanical gardens;

h) lands where a water reservoir, a hydro technical structure, and sanitary protection zones of these facilities are located;

i) lands where public infrastructure facilities (transport and underground communications, water supply, sewage, telecommunication and electric wiring) are located;

j) special purpose parcels of land (intended for defence and defence mobilisation);

k) parcels of land occupied by state-owned facilities, including parcels of land with state property not subject to privatisation, according to the Law of Georgia on State Property;

l) cemeteries and pantheons;

m) sanitary and protection zones;

n) lands intended for construction and operation of oil and gas main pipelines and associated underground and aboveground facilities;

o) pasture.



3. Within the administrative boundaries of Tbilisi municipality, squatted state-owned agricultural or non-agricultural land within the main pipeline protection zones III and IV, determined by an ordinance of the Government of Georgia, shall be subject to the recognition of the property rights.

4. In the cases provided for by the Law of Georgia on the Procedure for Systematic and Sporadic Registration of Rights to Plots of Land and the Improvement of Cadastral Data, registration (systemic registration and sporadic registration) of property rights to lawfully possessed (used) as well as squatted land, and of changes in the registered data shall be performed according to the Law of Georgia on the Procedure for Systematic and Sporadic Registration of Rights to Plots of Land and the Improvement of Cadastral Data, this Law and the normative acts issued on the basis of those Laws.

*Law of Georgia No 5993 of 21 March 2008 – LHG I, No 6, 25.3.2008, Art. 26*

*Law of Georgia No 88 of 27 June 2008 – LHG I, No 12, 14.7.2008, Art. 100*

*Law of Georgia No 614 of 5 December 2008 – LHG I, No 36, 12.12.2008, Art. 233*

*Law of Georgia No 1941 of 3 November 2009 – LHG I, No 35, 19.11.2009, Art. 246*

*Law of Georgia No 2887 of 8 April 2010 – LHG I, No 21, 22.4.2010, Art. 117*

*Law of Georgia No 3517 of 21 July 2010 – LHG I, No 48, 9.8.2010, Art. 318*

*Law of Georgia No 3889 of 7 December 2010 – LHG I, No 67, 9.12.2010, Art. 417*

*Law of Georgia No 6379 of 5 June 2012 – website, 15.6.2012*

*Law of Georgia No 1248 of 20 September 2013 – website, 8.10.2013*

*Law of Georgia No 5157 of 3 June 2016 – website, 17.6.2016*

*Law of Georgia No 5501 of 11 December 2019 – website, 18.12.2019*

*Law of Georgia No 5964 of 22 May 2020 – website, 28.5.2020*

*Law of Georgia No 6953 of 15 July 2020 – website, 28.7.2020*

*Law of Georgia No 3428 of 30 June 2023 – website, 20.7.2023*

#### **Article 4 – Body authorised to recognise the property right to squatted land**

1. The Commission for Recognising Titles to Squatted Lands, operating under the executive body of a respective municipality (at the Tbilisi municipality – under the Mayor of Tbilisi), which exercises its functions according to the procedure established under formal administrative proceedings defined in Chapter VIII of the General Administrative Code of Georgia and this Law, shall be authorised to recognise the property right to squatted land, except for the case determined by paragraph 4 of this article. If necessary, the Commission shall have the right, before making a decision, to invite a competent representative(s) of the respective state agency for consultations within administrative proceedings.

1<sup>1</sup>. The Government of Georgia may specify other body that is authorised to recognise the property right to squatted land located on the territories, which according to an ordinance of the Government of Georgia, have the status of resorts, resort places, skiing centres and a Recreation Area of the Black Sea Coast.

1<sup>2</sup>. Authority of the Commission for Recognising Titles to Squatted Lands under this article and Article 6 of this Law shall be the powers delegated by the state to a municipality. Supervision according to industry sectors over exercising of the powers shall be conducted by the Ministry of Economy and Sustainable Development of Georgia under the procedure established by the Organic Law of Georgia the Local Self-government Code.

2. The legal basis for setting up the commission and specifying its activity shall be determined according to the procedure for recognising property rights to parcels of land possessed (used) by natural persons and legal entities under private law, approved by ordinance of the Government of Georgia.

3. Members of the Commission for Recognising Titles to Squatted Lands shall not be remunerated for serving on the commission. This restriction shall not apply to members of the Commission for Recognising Titles to Squatted Lands existing under the Mayor of Tbilisi municipality. The activity of these members may be financed from the funds allocated for exercising the delegated powers in the amount and according to the procedure determined by the Sakrebulo of Tbilisi municipality.

4. Within the systematic registration, determined by the Law of Georgia on the Procedure for Systematic and Sporadic Registration of Rights to Plots of Land and the Improvement of Cadastral Data ('the systematic registration'), the Legal Entity under Public Law operating under the Ministry of Justice of Georgia called the National Agency of Public Registry ('the Agency') shall be authorised to recognise the property rights to the squatted lands located within the geographical



area(s) determined by an order of the Minister of Justice of Georgia for the term established by the same order. After completing the systematic registration, the recognition of the property rights to the squatted lands located within the geographical area shall be extended according to the procedure established by the legislation of Georgia.

5. Within the systematic registration, the Agency shall have the right to recognise the property rights to the squatted agricultural land (hayfield, arable (including, with perennial plants, orchards and vegetable gardens) or homestead land category) as well, except for the land determined by Article 2(c) of this Law, if there are no structures on it or it is not adjacent to the parcel of land owned or lawfully possessed by an interested person, and their total area does not exceed 1.25 hectares on the plain or 5 hectares in the high mountainous settlements determined by the Law of Georgia on the Development of High Mountainous Regions.

6. The procedure for recognising the property rights within the systematic registration shall be determined by the Instructions on the Public Registry, approved by an order of the Minister of Justice of Georgia.

*Law of Georgia No 5673 of 28 December 2007 – LHG I, No 50, 29.12.2007, Art. 443*

*Law of Georgia No 5993 of 21 March 2008 – LHG I, No 6, 25.3.2008, Art. 26*

*Law of Georgia No 614 of 5 December 2008 – LHG I, No 36, 12.12.2008, Art. 233*

*Law of Georgia No 1134 of 27 March 2009 – LHG I, No 9, 13.4.2009, Art. 34*

*Law of Georgia No 3513 of 21 July 2010 – LHG I, No 48, 9.8.2010, Art. 314*

*Law of Georgia No 4966 of 24 June 2011 – website, 11.7.2011*

*Law of Georgia No 1248 of 20 September 2013 – website, 8.10.2013*

*Law of Georgia No 5157 of 3 June 2016 – website, 17.6.2016*

*Law of Georgia No 5501 of 11 December 2019 – website, 18.12.2019*

#### **Article 4<sup>1</sup> – Body authorised to recognise the property right to lawfully possessed (used) land**

1. The Agency shall be authorised to recognise the property right to lawfully possessed (used) land that shall exercise its authority according to the procedure determined by the law.

2. The recognition of the property right to lawfully possessed (used) land shall be exercised through registering the right of a lawful possessor (user) in the Registry of Rights on Immovable Property.

*Law of Georgia No 614 of 5 December 2008 – LHG I, No 36, 12.12.2008, Art. 233*

*Law of Georgia No 5501 of 11 December 2019 – website, 18.12.2019*

### **Chapter II – Procedure for Recognising the Property Right to Lawfully Possessed (Used) Land, as well as to Squatted Land**

*Law of Georgia No 614 of 5 December 2008 – LHG I, No 36, 12.12.2008, Art. 233*

#### **Article 5 – Procedure for recognising the property right to lawfully possessed (used) land**

1. A request for recognition of property right to lawfully possessed (used) land shall be reviewed based upon a written application submitted to the Agency by an interested person.

2. To confirm a request to have the property right to lawfully possessed (used) land recognised, an interested person shall submit:

- a) a document confirming lawful possession (use) of land;
- b) a cadastral survey/planning drawing of the parcel of land;
- c) a document confirming that a fee for the recognition of the property right has been paid;
- d) identity documents of the interested person;
- e) other documents provided for by the legislation of Georgia.

3. The recognition of the property right to lawfully possessed (used) land shall be exercised according to the procedure and within the terms determined by the law.

*Law of Georgia No 5673 of 28 December 2007 – LHG I, No 50, 29.12.2007, Art. 443*



## **Article 5<sup>1</sup> – Procedure for recognising the property right to squatted land**

1. A request for recognition of the property right to squatted land shall be reviewed based upon a written application submitted to the Commission by an interested person.

2. When reviewing the request for recognition of the property right to squatted land, the compliance of the request with the conditions of spatial planning and urban development plan shall be taken into account.

3. Unless otherwise provided for by law, to obtain confirmation of an application for recognition of the property right to squatted land, an interested person shall submit:

a) a document confirming squatting of land and/or a witness testimony;

b) a cadastral survey/planning drawing of the parcel of land and, in the cases provided for in Article 3(3) of this Law, a cadastral survey/planning drawing of the parcel of land showing the location of a main pipeline and the distance between the main pipeline and the parcel of land;

c) information necessary to determine the amount of fees payable for recognition of the property right;

d) copies of identity documents of the interested person.

3<sup>1</sup>. Unless other documents submitted by an interested person credibly establish that a structure (constructed, under construction or demolished) had been placed on the squatted parcel of land before the entry into force of this Law, the Commission for Recognising Titles to Squatted Lands or the Agency is authorised, within the systematic registration, to additionally require from the interested person to submit an expert opinion, which proves the fact of existence of the structure (constructed, under construction or demolished) on the parcel of land before the entry into force of Articles 1-6 and 8 of this Law (20 September 2007).

4. Unless otherwise provided for by law, the commission shall review an application of the interested person within two months after it has been received. If more than two months are required for determining circumstances of significant importance for the property right, the commission shall be authorised to prolong the period of reviewing the application by not more than six months.

5. If the request of an interested person for recognition of the property right to squatted land fully or partially satisfies the conditions determined by this Law, and the commission makes a positive decision, it shall send to the interested person a written notice of the amount and the obligation of paying a fee in full for recognition of the property right. If the interested person pays the fee for recognition of the property right in the amount indicated in the written notice, the commission shall issue a certificate of the property right and an approved cadastral survey/planning drawing, which in addition to other cadastral data should indicate the boundaries and the area of the parcel of land to which the property right has been recognised and any building located on it.

6. The procedure for issuing an inheritance certificate for an heir presumptive after issuing a certificate of the property right shall be determined by the legislation of Georgia.

7. If the request of an interested person for recognition of the property right to squatted land does not satisfy provisions of this Law, or the attached documents do not confirm the fact of squatting, the commission shall make a written decision refusing to recognise the property right.

8. If the commission does not make a decision to recognise or to refuse to recognise the property right within the time limit determined by this Law, it shall be considered as a refusal to recognise the property right to land and may be appealed according to the procedure provided for by the legislation of Georgia.

9. The commission shall issue an individual administrative act, a decree, with regard to its authority-related issue.



## Article 6 – The amount and procedure for payment of the fees payable for recognition of the property right

1. Lawfully possessed (used) land shall be transferred to an interested natural person free of charge, except if the lawful possession (usage) of land is determined based on documents confirming the privatisation of buildings and structures located on the land.

1<sup>1</sup>. The fee for the recognition of property rights of a parcel of land by the Agency on the basis of an application submitted in accordance with the procedure established for sporadic registration in relation to parcels of land located in the geographical area of systematic registration shall be determined by an ordinance of the Government of Georgia. The said fee shall not exceed twice the highest rate of the fee for services provided by the Agency as established by the legislation of Georgia, effective as of 8 December 2021.

2. For legal entities under private law, as well as in the cases determined in paragraph 1 of this article, a fee payable for recognition of the property right per each square metre of lawfully possessed (used) land shall be five times the amount of the annual rate of property tax determined by a decision of a municipality representative body according to the Tax Code of Georgia per one square metre of lawfully possessed (used) non-agricultural land at the time of filing a request to have the property right recognised; and five times the amount of the annual rate of land tax determined by the Tax Code of Georgia per one hectare of lawfully possessed (used) agricultural land at the time of filing a request to have the property right recognised.

3. A fee payable for the recognition of the ownership right to squatted land shall be:

a) for a legal entity under private law: a currently applicable normative price on such land at the time of filing a request to have the property right recognised per one square metre of non-agricultural land; and 100 times the amount of the annual rate of land tax determined by the Government of Georgia at the time of filing a request to have the property right recognised per one hectare of agricultural land;

b) for a natural person: 10 times the amount of the annual rate of land tax determined by the Tax Code of Georgia at the time of filing a request to have the property right recognised per one hectare of agricultural land; and 20 times the amount of the annual rate of land tax determined by the Tax Code of Georgia at the time of filing a request to have the property right recognised per one square metre of non-agricultural land. However, if 20 times the amount of annual rate of land tax exceeds the current applicable normative price for one square metre of land, the fee payable for the recognition of the property right shall be the currently applicable normative price on such land at the time of filing a request to have the property right recognised per one square metre of squatted land.

3<sup>1</sup>. (Deleted).

3<sup>2</sup>. A fee payable for recognition of the property right to squatted land may be determined based on the normative price on the land, according to the procedure and in the cases determined by the Government of Georgia.

4. A fee payable for the recognition of the property right must be paid in full.

4<sup>1</sup>. Within the framework of systematic registration before 1 January 2025, the property rights on parcels of land shall be recognised without payment of the fee for the recognition of property rights as provided for by this article.

5. The Government of Georgia may determine cases when the recognition of the property right to squatted land is exempt from fee.

*Law of Georgia No 5673 of 28 December 2007 – LHG I, No 50, 29.12.2007, Art. 443*

*Law of Georgia No 386 of 23 October 2008 – LHG I, No 29, 4.11.2008, Art. 173*

*Law of Georgia No 614 of 5 December 2008 – LHG I, No 36, 12.12.2008, Art. 233*

*Law of Georgia No 2463 of 25 December 2009 – LHG I, No 50, 31.12.2009, Art. 404*

*Law of Georgia No 3596 of 17 September 2010 – LHG I, No 54, 12.10.2010, Art. 348*

*Law of Georgia No 3889 of 7 December 2010 – LHG I, No 67, 9.12.2010, Art. 417*

*Law of Georgia No 4966 of 24 June 2011 – website, 11.7.2011*

*Law of Georgia No 1248 of 20 September 2013 – website, 8.10.2013*

*Law of Georgia No 5157 of 3 June 2016 – website, 17.6.2016*

*Law of Georgia No 5501 of 11 December 2019 – website, 18.12.2019*

*Law of Georgia No 6953 of 15 July 2020 – website, 28.7.2020*



## Chapter III – Transitional and Final Provisions

### Article 7 – Transitional provisions

The President of Georgia shall develop and approve, before 15 September 2007, the following:

- a) the Procedure for Recognition of the Property Right to Parcels of Land Possessed (Used) by Natural Persons and Legal Entities under Private Law;
- b) a form of the certificate of property right.

### Article 7<sup>1</sup> – Procedure for transferring land squatted by rural households (families) in Kobuleti and Khelvachauri Municipalities of the Autonomous Republic of Ajara to household ownership

1. In Kobuleti and Khelvachauri Municipalities of the Autonomous Republic of Ajara, up to 0.30 hectares of parcels of agricultural land, squatted by rural households (families) before the entry into force of this Law, in line with lawfully possessed parcels of land, shall be transferred free of charge to the ownership of those rural households (families), to whose ownership no parcels of land have been transferred in accordance with the procedure determined by the legislation of Georgia.

2. The total area of the agricultural parcel of land, transferred to ownership free of charge under paragraph 1 of this Article, and the parcel of land determined by Article 2(c) of this Law shall not exceed, per one natural person or household (household members), 1.25 hectares on the plain or 5 hectares in the high mountainous settlements determined by the Law of Georgia on the Development of High Mountainous Regions.

*Law of Georgia No 5673 of 28 December 2007 – LHG I, No 50, 29.12.2007, Art. 443*

*Law of Georgia No 5501 of 11 December 2019 – website, 18.12.2019*

### Article 7<sup>2</sup> – Procedure for transferring the land to the ownership of households (families) settled in the territory of Tsalka Municipality and squatted by these households (families)

1. From 0.30 hectares up to 1 hectare of parcels of land, according to the place of residence, within the borders of the local administrative unit, shall be transferred free of charge to the ownership of those rural households (families) that settled in the territory of Tsalka Municipality as of 1 June 2009, to whose ownership no parcels of land within Tsalka Municipality have been transferred in accordance with the procedure determined by the legislation of Georgia and/or that have squatted parcels of state-owned agricultural land.

2. The total area of the parcel of land, transferred to ownership free of charge under paragraph 1 of this Article, and the parcel of land determined by Article 2(c) of this Law shall not exceed, per one natural person or household (household members), 1.25 hectares on the plain or 5 hectares in the high mountainous settlements determined by the Law of Georgia on the Development of High Mountainous Regions.

*Law of Georgia No 5993 of 21 March 2008 – LHG I, No 6, 25.3.2008, Art. 26*

*Law of Georgia No 1565 of 31 July 2009 – LHG I, No 24, 13.8.2009, Art. 145*

*Law of Georgia No 5501 of 11 December 2019 – website, 18.12.2019*

### Article 7<sup>3</sup> – Additional provisions for recognition of property right to land lawfully possessed (used) by legal entities under private law

1. From 1 July 2011, the fee payable for the recognition of the property right to land lawfully possessed (used) by a legal entity under private law shall be equated to the fee payable for recognition of the property right to land squatted by a legal entity under private law.

2. It shall be unacceptable for a legal entity under private law to alienate or mortgage an immovable thing, as well as to levy a recognised property right to satisfy tax liabilities within six months after the registration of the property right, except for the case provided for in paragraph 3 of this Article.



3. The restriction provided for in paragraph 2 of this Article may be lifted by decision of a commission at the registration authority headed by the chairperson of the Agency. The commission shall make a decision based on an application of the interested person, the state or public interest, as well as on the function of the immovable thing.

*Law of Georgia No 3889 of 7 December 2010 – LHG I, No 67, 9.12.2010, Art. 417*

#### **Article 7<sup>4</sup> – Time limit for the recognition of the property right to land lawfully possessed (used) by legal entities under private law**

From 1 January 2012, legal entities under private law shall lose the right to have the property right to lawfully possessed (used), as well as to squatted land recognised. After the above time limit, the property right may be acquired according to the general procedure determined for privatising state property.

*Law of Georgia No 3889 of 7 December 2010 – LHG I, No 67, 9.12.2010, Art. 417*

#### **Article 7<sup>5</sup> – Normative acts to be adopted by the Government of Georgia**

1. The Government of Georgia shall adopt, before 1 April 2014, the following ordinances:

- a) On the Procedure for Recognition of Property Right to Parcels of Land Lawfully Possessed (Used) by Natural Persons and Legal Entities Under Private Law and Approval of the Form of Property Right Certificate;
- b) On Granting the Status of a Recreation Area to Georgian Resorts, Resort Places, Skiing Centres and the Black Sea Areas and Approving their Borders;
- c) On the Procedure for Protection of Main Pipelines (Petroleum, Petroleum Products, Petroleum By-products and Natural Gas and their Transformation Products) and Determining their Protection Zones.

2. The normative acts of the President of Georgia listed below shall remain in legal force until the Government of Georgia adopts the normative acts provided for in paragraph 1 of this Article:

- a) Order No 525 of 15 September 2007 of the President of Georgia on the Procedure for Recognition of Property Right to Parcels of Land Possessed (Used) by Natural Persons and Legal Entities Under Private Law and Approval of the Form of Property Right Certificate;
- b) Order No 968 of 29 November 2005 of the President of Georgia on Granting the Status of a Recreation Area to Georgian Resorts, Resort Places, Skiing Centres and the Black Sea Areas and Approving their Borders;
- c) Order No 963 of 27 December 2009 of the President of Georgia on the Procedure for Protection of Main Pipelines (Petroleum, Petroleum Products, Petroleum By-products and Natural Gas and their Transformation Products) and Determining their Protection Zones.

*Law of Georgia No 1248 of 20 September 2013 - website, 8.10.2013*

#### **Article 7<sup>6</sup> – Legal succession of the Commission for Recognising Titles to Squatted Lands**

1. The Commission for Recognising Titles to Squatted Lands established under the executive body of a municipality (at the Tbilisi municipality – under the Mayor of Tbilisi) shall be the legal successor of the Commission for Recognising Titles to Squatted Lands existing under the representative body of a respective municipality before the entry of this article into force.

2. Commissions for recognition of the property right to squatted land established under the executive bodies of municipalities (at the Tbilisi municipality – under the Mayor of Tbilisi) shall continue and/or complete administrative proceedings on applications filed according to the procedure effective before the entry of this article into force under the procedure effective before the entry of this article into force, unless otherwise provided for by this Law.

*Law of Georgia No 5157 of 3 June 2016 – website, 17.6.2016*

#### **Article 7<sup>7</sup> – Sending to an authorised body the applications submitted to the Commission for Recognising Titles to Squatted Lands**

Within 10 business days after the commencement of the systematic registration, the Commissions for Recognising Titles to Squatted Lands existing under the executive bodies of the municipalities (at the Tbilisi municipality – under the Mayor of Tbilisi) shall submit to the Agency for review the applications submitted to them for recognising the property



rights to the squatted parcels of land located in the respective geographical area(s), regarding which the respective Commission has not made a final decision yet.

*Law of Georgia No 5501 of 11 December 2019 – website, 18.12.2019*

### **Article 7<sup>8</sup> – Exemption from the fee for recognising titles to squatted lands on the territory of the Tbilisi Municipality from 1 January 2022 to 1 January 2026**

From 1 January 2022 to 1 January 2026, the administrative proceedings carried out by the Commission for Recognising Titles to Squatted Lands established under the Mayor of Tbilisi Municipality on the basis of an application submitted in accordance with the procedure established for sporadic registration under the Law of Georgia on the Procedure for Systematic and Sporadic Registration of Rights to Plots of Land and the Improvement of Cadastral Data, which are not related to a parcel of land located in the geographical area of systematic registration, shall be completed without paying the fee for the recognition of property rights in accordance with the procedure applicable before 1 January 2022.

*Law of Georgia No 1051 of 12 November 2025 – website, 14.11.2025*

### **Article 7<sup>9</sup> – Recognition of titles to squatted lands within the framework of sporadic registration in the municipalities of Georgia (except for self-governing cities)**

1. Before 1 January 2027, the body authorised to recognise titles to squatted lands in the municipalities of Georgia (except for self-governing cities) within the framework of sporadic registration as provided for by the Law of Georgia on the Procedure for Systematic and Sporadic Registration of Rights to Plots of Land and the Improvement of Cadastral Data shall be the Agency. The Agency shall exercise the said power in accordance with the procedures and conditions established by the Law of Georgia on the Procedure for Systematic and Sporadic Registration of Rights to Plots of Land and the Improvement of Cadastral Data.

2. Before 1 January 2027, the powers of the Commission for Recognising Titles to Squatted Lands operating under the executive body of the respective municipality as determined by this Law shall be suspended in the municipalities of Georgia (except for self-governing cities).

3. Before 1 January 2027, the fee for recognising titles to squatted parcels of land in the municipalities of Georgia (except for self-governing cities) by the Agency on the basis of an application submitted in accordance with the procedure established for sporadic registration shall be determined by an ordinance of the Government of Georgia. The said fee shall not exceed twice the highest rate of the fee for services provided by the Agency, effective as of 3 December 2025.

*Law of Georgia No 1328 of 17 December 2025 – website, 22.12.2025*

### **Article 8 – Invalid normative act**

Upon entering into force of the Order of the President of Georgia on the Procedure for Recognition of Property Right to Parcels of Land Possessed (Used) by Natural Persons and Legal Entities Under Private Law, the Law of Georgia on Declaring Private Ownership of Non-agricultural Land Used by Natural Persons and Legal Entities under Private Law (Legislative Herald of Georgia, No 4, 1998, Art. 33) shall be declared invalid.

### **Article 9 – Final provisions**

1. This Law, except for Articles 1-6 and 8, shall enter into force upon its promulgation.

2. Articles 1-6 and 8 of this Law shall enter into force upon entering into force of the Order of the President of Georgia on Approval of the Procedure for Recognition of Property Right to Parcels of Land Possessed (Used) by Natural Persons and Legal Entities under Private Law.

**President of Georgia**

**M. Saakashvili**

**Tbilisi**

**11 July 2007**

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