

Consulting German cadastral data by foreign administrative bodies



General

In Germany, the land registers are maintained decentralized by the local courts of the federal states. Therefore it is necessary first to find the responsible land registry office for the respective property. For the actual inspection of the land register, the same admissibility requirements apply for foreign authorities as for domestic applicants.

Access and admissibility criteria

Find the responsible land registry office

The competent land registry office can be found out about the jurisdiction. The postcode of the property in question is required for this. The competent land registry office can then also be found on the website of the state of North Rhine-Westphalia for the justice sector [Justizportal NRW](#) (selection Angelegenheit Grundbuchsachen – cadastral matters).

Admissibility criteria

The request to inspect the land register must always be made in writing. It is not possible for foreign

authorities to inspect the land register via the Internet.

In general, the inspection must be requested for a specific property. The search for property belonging to specific persons is not possible.

Applicants must prove a legitimate interest for the inspection. For example, a creditor with a desire to have the property of the landowner foreclosed on has a legitimate interest. In such a case, the application must be accompanied by the enforceable title as evidence.

A decision of a court in civil and commercial matters of another EU member state is also enforceable in Germany, provided that the foreign court issues a so-called 'certificate concerning a judgment in civil and commercial matters' (Regulation EU 1215/2012 - Annex I). This certificate is issued by the respective foreign court of the decision in civil and commercial matters upon request.

The address of the respective plot of land is required in order to file a request.

Available data

In principle, the land register records all properties in the respective district. The land register can contain the following information about individual plots of land:

- Owner(s)
- Restrictions and encumbrances on the property, such as an insolvency notice
- Existence of mortgages or land charges
- Information on the mortgage such as the beneficiary of a mortgage
- Date of registration of the current mortgage
- Value for which the real estate lien is registered

The physical inspection itself is free of charge. A simple extract from the land register costs 10 euros, a certified extract 20 euros.

Questions or more information?

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