



Understanding a Spanish Land Registry Document

This guide explains each part of a typical Spanish Land Registry Extract to help you understand its terms and content.

1. Land Registry Office

Each Land Registry office has exclusive authority over a specific area. The office's name includes the city and a district number.

2. Types of Information

The Land Registry information in Spain is offered in two different formats:

- a. **Nota Simple:** An extract of the Land Books' content.
- b. **Certificación:** A formal, signed document by the Land Registrar, used as legal proof.

3. Issuance Details

This section includes the place, time, and date when the extract was issued.

4. Property Registration Number

Every property has a unique Land Registry number and an IDUFIR (unique identifier) in the Registration System.

Part A: Property Details

5. Property Information

This section describes the property, including:

- Type: Urban or rural.

- Location: Address or geographic location.
- Size: Measured in metric units.
- Plot: Defined perimeters of the property
- Building Details: Floor or unit number if part of a building.

6. Condominium Details

If the property is part of a condominium, it will have its own reference number composed of a shared building identification number, followed by a unique property identifier. The shared building identification number indicates that the property is under obligations of the Condominium Act of July 21, 1960. This regulates exactly how the responsibilities between the different owners are regulated once the community is established, especially when conflicts arise in communal areas.

7. Social Housing

Properties marked as VPO (Vivienda de Protección Oficial) are subject to specific regulations and restrictions.

8. Cadastral Code

A 20-digit alphanumeric code provided by the Cadastre Authority for coordinating with the Land Registry.

Part B: Ownership Details

9. Ownership

Identifies the owner and his/her title. If owned by spouses, it includes their marital economic regime.

10. Owner's Information

Lists the owner's name, surname(s), and Tax Identification Number (NIF or CIF).

11. Ownership Type

Specifies if the ownership is full ("pleno dominio") or partial.

12. Legal Document

Describes the document (Notarial Deed or Judicial/Administrative document) that proves ownership.

13. Registry Inscription Date

The date and details of property registration in the Land Registry that establishes ownership rights.

Part C: Charges and Liabilities

10. Mortgages and other Encumbrances

Lists any mortgages, charges, encumbrances, or easements affecting the property.

11. Source Encumbrances

A reference to encumbrances affecting the estate or building to which the property belongs.

12. Notice about tax responsibility of the property

"Afección fiscal" in Spanish, is a notice or warning that the property is subject to responsibility for the payment of certain taxes.

13. Mortgage Details

Provides details of any mortgage on the property, including the obligation basis, amount, and terms.

14. Mortgage Holder

Identifies the person or entity holding the mortgage.

15. Foreclosure Notice

Indicates the start of a foreclosure process with a special certificate from the Land Registry.

16. Embargo Annotation

Shows if the property has been seized or attached by judicial or administrative order. This is typically for a maximum of four years, extendable by another four years.

17. Pending Documents

This section lists documents related to the property which have been submitted, but are yet to be officially registered.

18. Consumer Information

Relevant information regarding implications or consequences of information provided in the Land Registry Document and applicable data protection policies