



# Experience of the Spanish Cadastre with boundaries and administrative units

Eurogeographics TDKEN - Harmonisation and Edge-matching

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# Today's topics:

- Introduction
- Cadastre and property boundaries
- Experiences of the Spanish Cadastre
- Conclusion

# Introduction

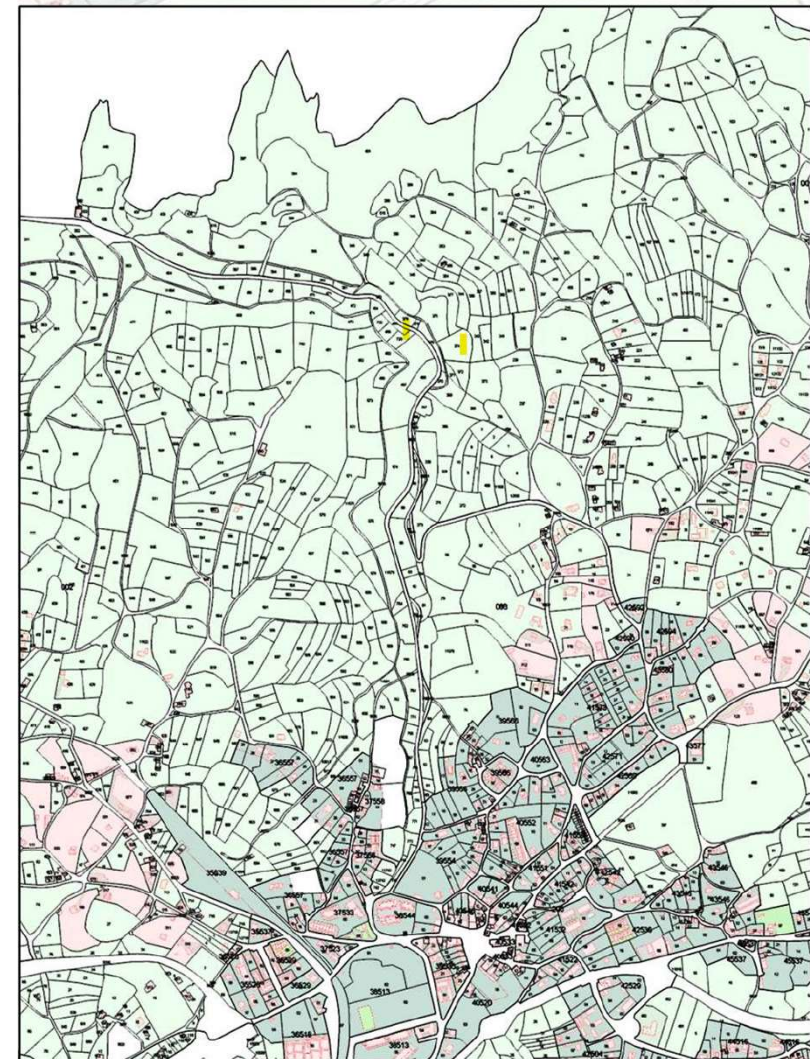
**Edge-matching in property lines is a delicate job with legal, civil and tax effects**

**It requires specific administrative procedures.**



# Cadastre and property boundaries

- Most of European Cadasters are based in Parcel.
- Few have boundaries as geographical objects.
- Cadaster maps are continuous. Parcels have borders with parcels.
- Plot lines have legal effects, not just taxation (Property Right recognized in the constitution)



# Cadastre and property boundaries

- Spanish Civil Code (Art. 384):

*“Every landowner has the right to demarcate his property, with notice to the owners of adjoining properties”.*

- Spanish Cadaster do not demarcate boundaries.
- Administrative procedure for the correction of boundaries as a speciality with requirements (notification to all interested parties, contrast of title deeds, conformity or non-opposition of the adjoining neighbour, etc.).







# Cadastral and property boundaries

Law 13/2015 reinforced the legal nature of cadastral mapping and its role in the legal security of real estate:

- Article 10.1. The basis for the graphic representation of registered properties shall be the cadastral cartography, which shall be at the disposal of the Land Registrars (Mortgage (Land Registry) Law)
- Article 33. The geometric basis of the Real Estate Cadaster is constituted by the parcel cartography (...) This cadastral cartography shall constitute the basis for the georeferencing of Real States. In order to facilitate the use of the cadastral cartography as the basic cartography for the identification of properties in the Land Register, the General Directorate of Cadaster will provide access to the service of identification and graphic representation (...) (Cadaster Law)





# Experiences of the Spanish Cadaster

Throughout the 20th century, **cadastral mapping** was done:

- On a municipality-by-municipality basis.
- Rural and urban mapping separately
- Different technologies, dates, scales

## Harmonization and edge-matching of these cartographies

- a difficult and costly procedure:
  - gaps, overlaps
  - Continuous map
  - Administrative rules
  - notification to interested parties







# Edge-matching property lines is a delicate job with legal, civil and tax effects

**It requires specific administrative procedures.**





# MANY THANKS FOR YOUR ATTENTION