



Improving the quality of coastal boundary lines in the cadastral map

16. januar 2026



Danish Geodata Agency

Facts – Denmark

Area: 42.956 km²

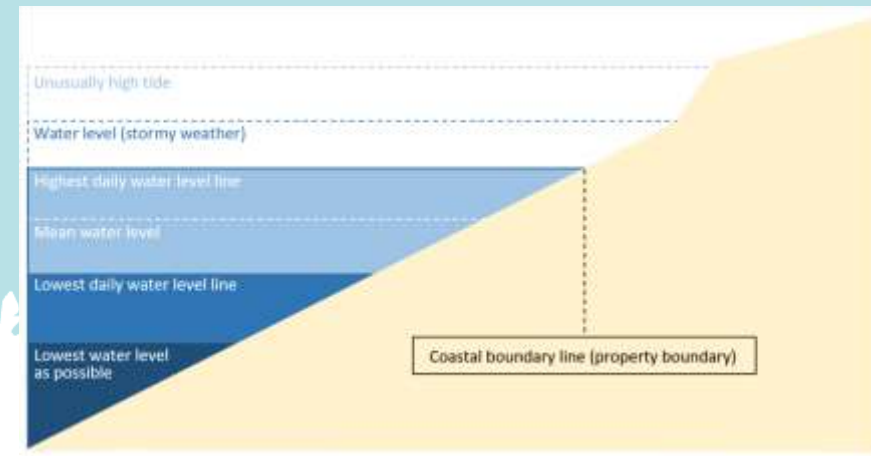
Population: 6,01million people

Coastline:

- Cadastral map: More than 7.300 km

Properties with a natural coastline:

- 29.000 properties (approx.)
- 36.000 parcels (approx.)



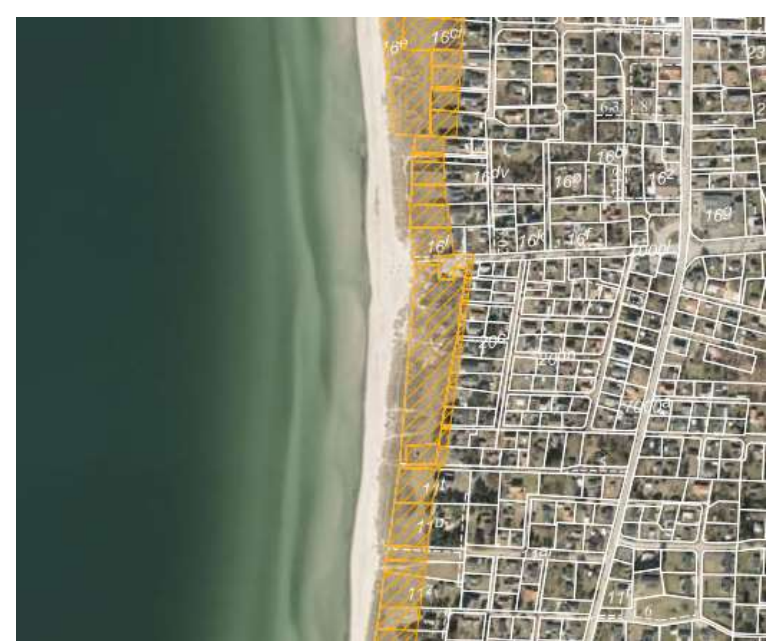
Estimated areas not registered in the cadastre:

- 117 km² (natural growth)
- 227 km² (natural withdrawal)

Why is it a problem?







Who is the owner?



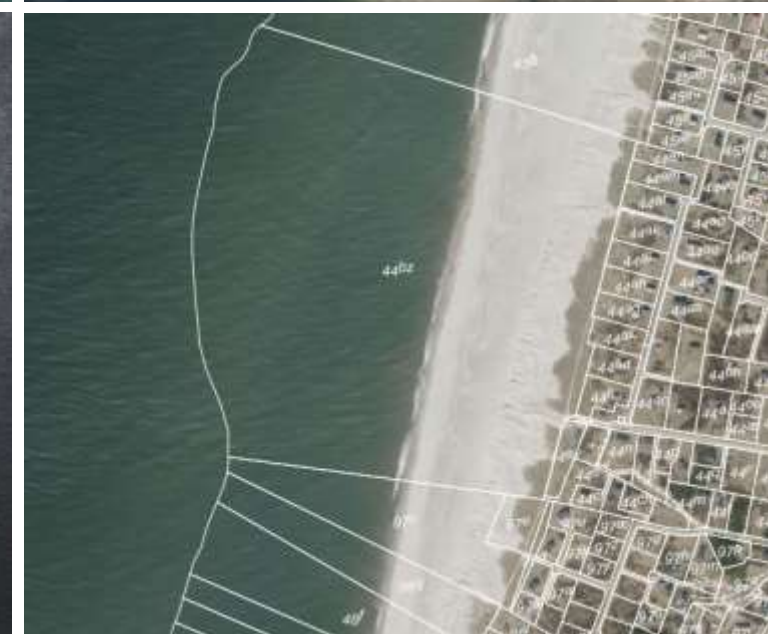
Does the parcel exist?

The beach protection zone is only shown on areas in the Cadaster. But what about areas not registered in the Cadaster?

How is plot ratio calculated when a part of the parcel is in the sea?

How do these factors affect property assessment?

Is the registered size of a property correct?

Legislation

Change of coastal boundaries:

- not mandatory
- cadastral work (requires a licensed land surveyor in practice)
- may be registered through rectification of boundaries, which requires a signed declaration from:
 - › the owner of the coastal property with approval of the new boundaries and change of boundaries are due to natural changes of the coastline.
 - › the surveyor (confirm the owners statement)
 - › the owners of adjacent properties with approval of new boundaries (registration of growth area)
- All costs related to the land surveyors work has to be paid by the land owner.



Pilot project

The Danish Geodata Agency launched a pilot project in 2018



Danish Geodata Agency

Pilot project

Objectives:

- To investigate whether owners of coastal properties were willing to have the cadastral registration corrected if it was free of charge for the owners.
(normally cost: € 670-1340)
- Identify any challenges or potentials for improvements with the legislation according to achieve better quality in the Cadastre.

Method:

- Gather practical experience from land surveyors through rectification of coastal boundaries.
- Select areas with different kinds of coastline
- Participation – voluntary and no costs

Pilot project

- 7 different areas
- 41 km of coastline
- 172 properties
- 2 surveying companies
- Information to every owner about the project before the surveying companies started their work
- Deadline for participation



Areas in the pilot project

- No 1 (part of area is shown to the right)



Areas in the pilot project

- No 2 (part of area is shown to the right)



Areas in the pilot project

- No 3 (part of area is shown to the right)



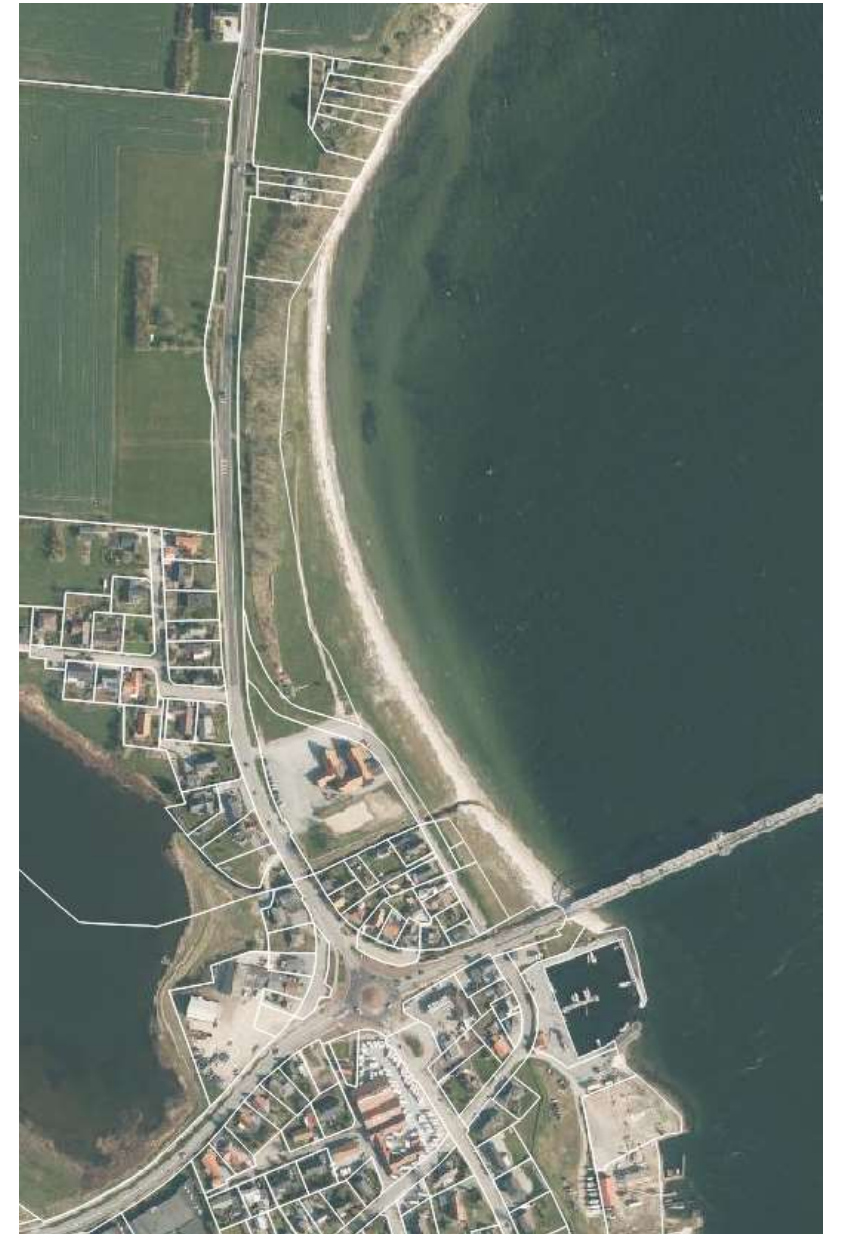
Areas in the pilot project

- No 4 (part of area is shown to the right)



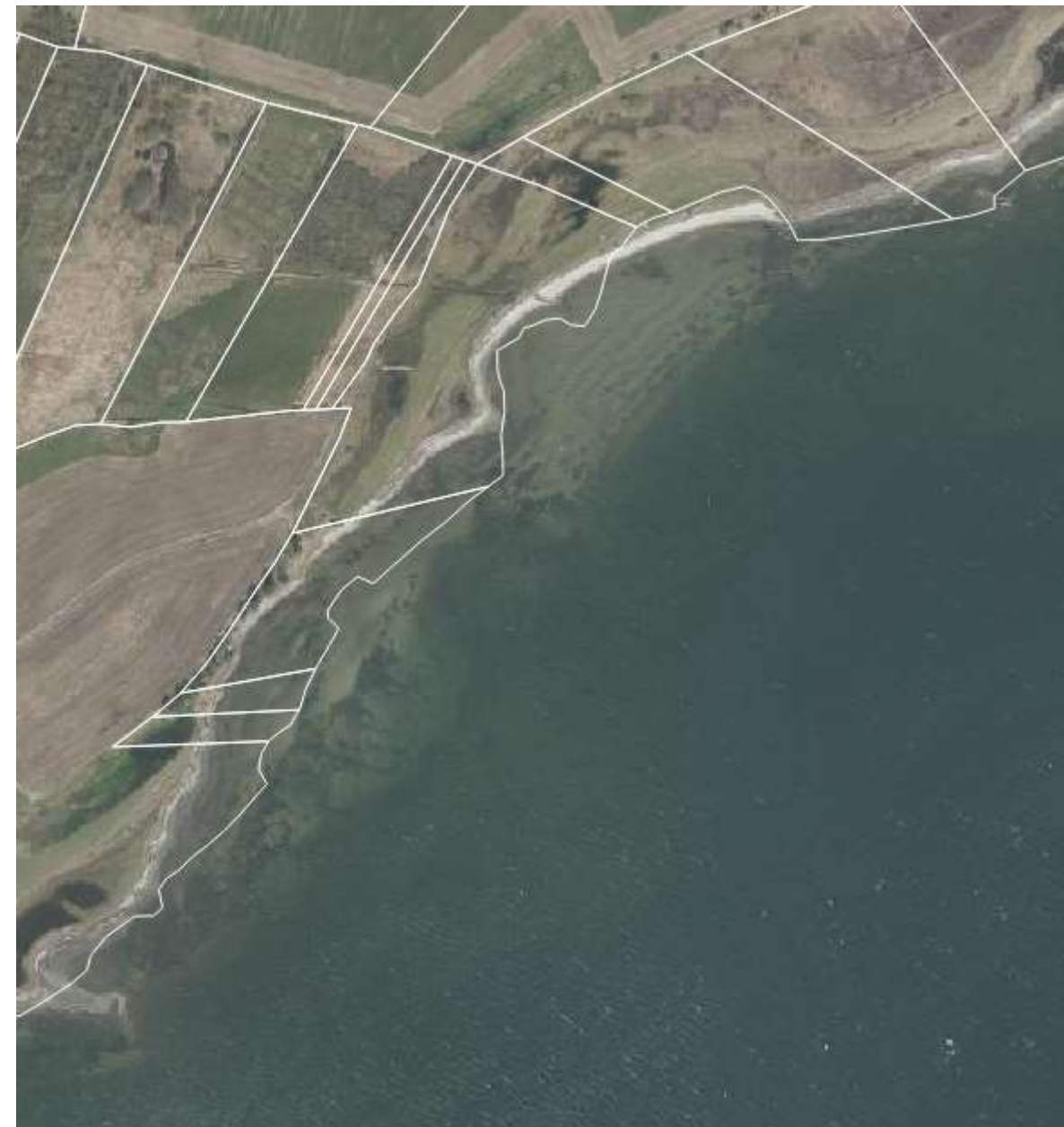
Areas in the pilot project

- No 5 (part of area is shown to the right)



Areas in the pilot project

- No 6 (part of area is shown to the right)



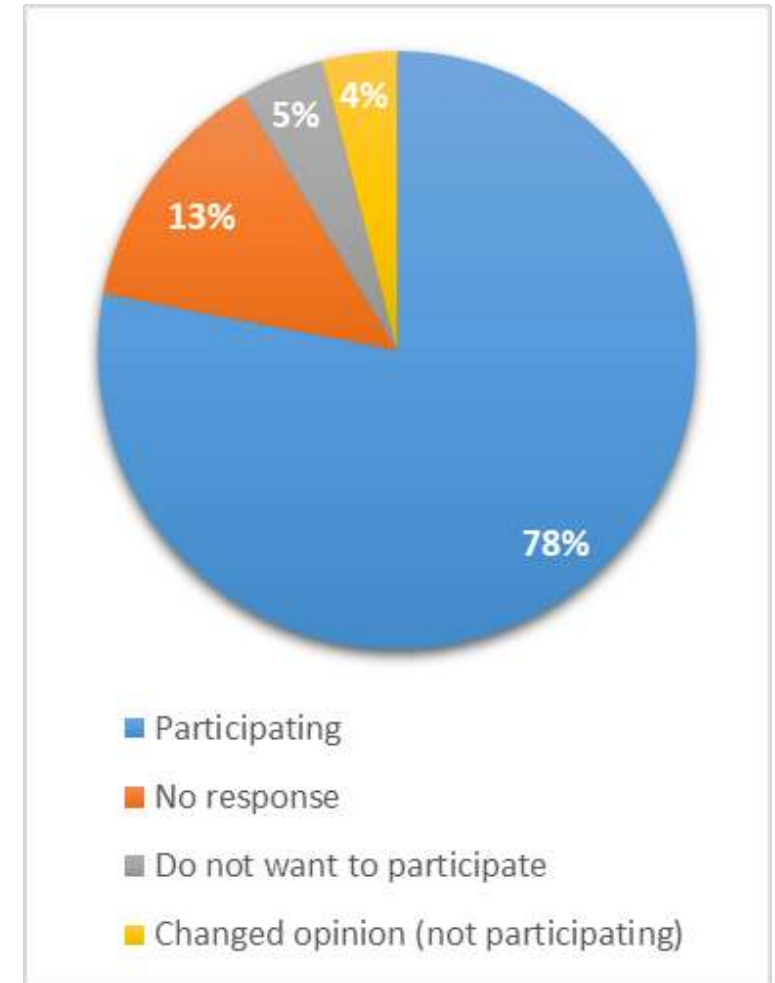
Areas in the pilot project

- No 7 (part of area is shown to the right)





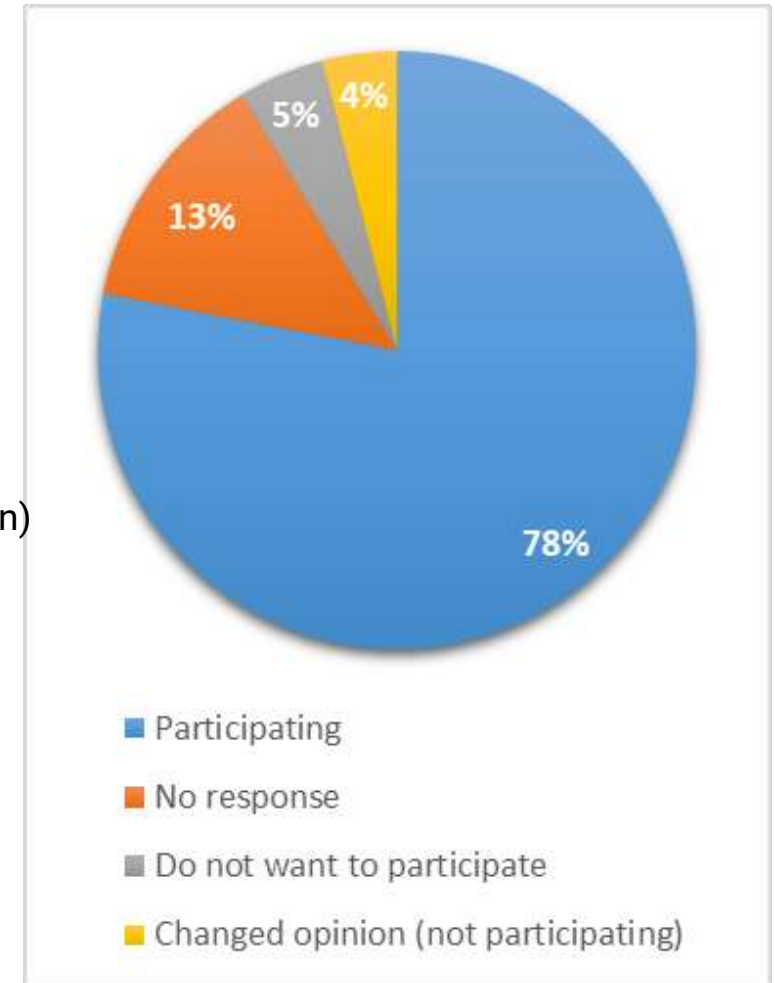
Pilot project – Results

- Participated: ■
 - › 78 percent of the properties
(could have been 50-60 percent due to lack of returning declarations)
 - › Total size of area registered in the cadastre:
 - 60 hectares (natural coastal growth)
 - 387 hectares (natural coastal withdrawal)
- No response: ■
 - › 13 percent of the properties
 - Non-existing owners
 - Common owned property (24 owners)
 - Property owned by an association
 - ...



Pilot project – Results

- Decided not to participate:  
 - › 9 percent – with the following reasons:
 - Concern about losing the possibility to lease out hunting rights (registered size of the property was going to be less than 5 hectares)
 - Disagreement among owners of a property (4 out of 7 owners of the same property did not want to sign the declaration)
 - Concern about property tax (increased size of property)
 - No authority to sign the declaration (the board of an association)
 - Concern about a new beach protection zone (if the registered coastal boundary line was changed)
 - Ownership not registered in the Land Register
 - Meaningless to participate (since the coastal line is changing again)



Pilot project – Main conclusion

- Impossible to succeed with a nationwide rectification of all coastal boundaries (due to natural changes) in accordance with the applicable rules.
 - › Reason: Declaration from property owners required
 - › No costs – not enough



AI generated

Proposed solutions

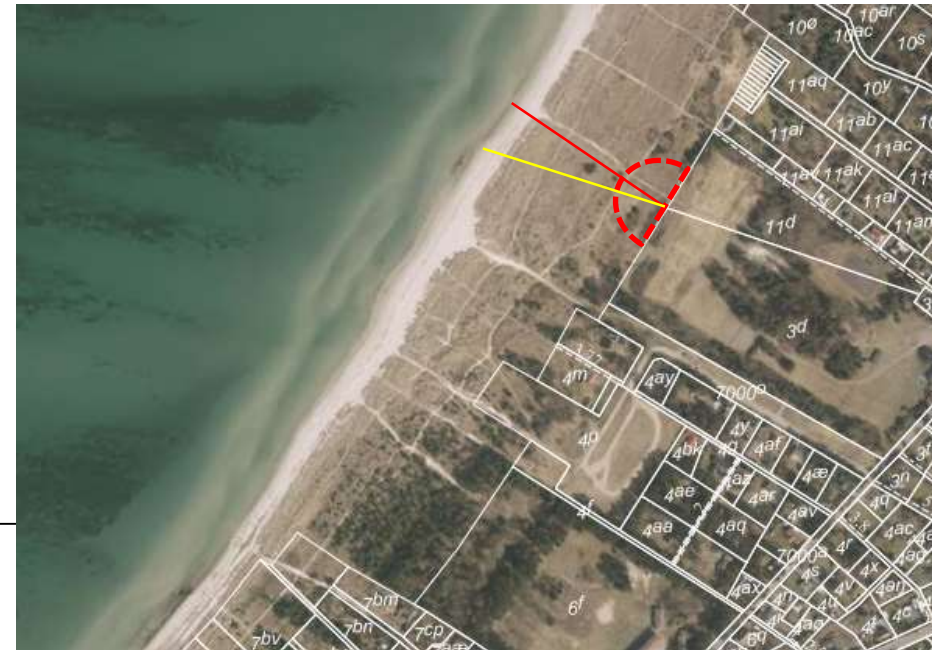
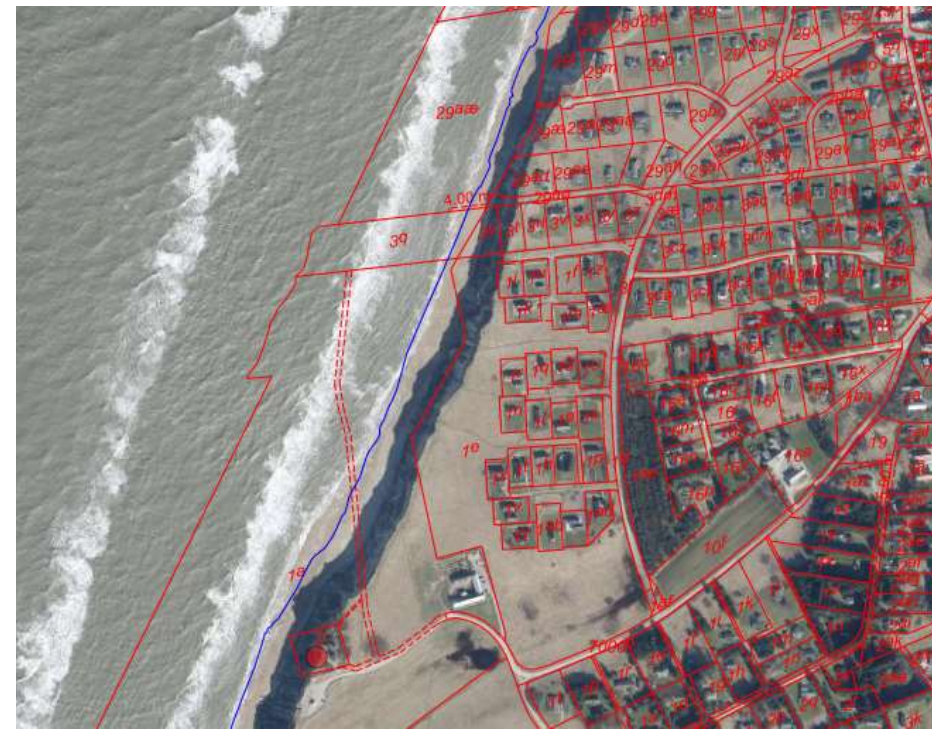


Proposed solutions

- Rectification without owner declaration
- DGA can change the registered coastal boundary lines
- Determination of a nationwide coastal boundary lines
- Determination of boundary lines between properties



- Requires a legal basis in the Act of Subdivision
 - › Made legal clarifications
 - › Funding still missing



Thank you for your attention

Questions?

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