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ALB102935.E

01 October 2008

Albania: The date when land certificates began to be issued; the organization that issues them

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According to an independent consultant with expertise in land tenure in Albania who has published numerous reports on land issues, "[I]and titles ('kartelas') began to be issued following the implementation of Law No 7843 of July 1994 'On the Registration of Immovable Property'" (4 Sept. 2008). In contrast, an official from the General Consulate of the Republic of Albania in New York stated that land certificates began to be issued after 1990 (11 Sept. 2008). An official from the Organization for Security and Cooperation in Europe (OSCE) Presence in Albania who specializes in property law provided the following information in correspondence with the Research Directorate:

The Government of Albania and the international donor community began to establish a modern, European style land registry in 1993. The process is ongoing. Currently both the World Bank and the European Commission Delegation to Albania are funding projects to carry out the mapping and other activities (first registration) that must be completed for a parcel of land or a building to be entered into Albania's land registry, known as the Immovable Property Registration System (IPRS).

The IPRS is mandated to issue property titles and maintain the land register. The process of first registration must be completed before the IPRS can serve as a fully functioning land registry. Approximately 3 million properties have been included in first registration and there are approx. 900,000 priority properties waiting to be registered.

Part of the confusion over property ownership in Albania is the fact that until the IPRS is fully institutionalised, land titles issued by other agencies continue to be valid. It must be kept in mind that Albania began a massive campaign to privatise state owned property after 1991. Several privatisation agencies issued hundreds of thousands of title documents Additionally, former regimes, including the Ottoman Empire, also issued title documents which create rights in property. Once all these documents are entered into the IPRS, it can then issue a uniform title document for all the properties in the country. Until then, the ownership documents issued by former regimes and the privatisation agencies have legal effect. (OSCE 5 Sept. 2008)