The Spanish Cadastre is principally a fiscal cadastre.

It is also a territorial database allowing the location and identification of real estates as well as the supply of graphic and literal information to users.

In the 80s we renovate and digitalized the old cadastre using ortophotos and apparent topographic maps. But with field worknotification to all the owners. No cost for citizens

From them it has been improving its quality and accuracy becoming very rich databases of authoritative, complete and updated reference data;

Recurrent local property tax is the main income for municipalities calculated from the Cadastral Value

This give us to adventages:
-We get budget from the goverment
-Municipalities are very much interested in collaborate

The cadastral value for each property is obtained objectively from the data in the Real Estate Cadastre.

Real Estate Identification data:
- Cadastral reference and location.

Juridical data of real estate:
- Titleholders’ identification, their addresses, date of acquisition and type of rights.

Physical data of real estate:
- Cadastral cartography with the location and delimitation of parcels, land area, buildings area, class of crops, construction typology, conservation status of the constructions, year of construction... Orthophoto, representation of the Buildings (even with the graphic description of every floor).....

Economic data of the real estates:
- use (legal and actual one),
- value of land, value of construction and cadastral value

A huge database as this one is very useful in many public policies
all owners, notaries and registrars and the public administrations that work in the territory are obliged by law to submit information on the changes of any data to the real estate to the Cadastre. Declaration in the cadastre is obligatory. In the Land registry is voluntary

AGREEMENTS WITH OTHER INSTITUTIONS

that interact with the Cadastre’s databases both as suppliers of information and as users and clients

✓ The strategy consists of gathering other Public Administrations to share useful information for all of them
✓ they help us to maintain our database updated and they acquire all necessary data for their goals

OPEN DATA POLICY

http://www.sedecatastro.gob.es

“The Spanish cadastre offering data for free for both commercial and non-commercial purposes

has evolved from being a government tax collection to being a socially valuable tool since this data is used in an increasing number of application and new services”.

This approach has led progressively to a huge success in demand, with more than 53 million of visits a year and requests to download the cadaster’s data.
Although it is a fiscal Cadastre it is increasingly precise and complete

It can be used by Registrars to give legal certainty

- Registries describe the object (but until last year, only literal description) and its real rights, burdens and mortgages.

Spanish Cadastre and Property Rights Registry are different institutions.
• Its objectives make them see reality from different points of view.
• Those viewpoints must be coordinated. The goal is to provide better service to citizens, increase legal certainty and reduce administrative burdens.

- In case of changes or disagreement with the data, citizens can provide an “alternative geo-referenced representation” that is then used to update the Cadastre after passing the appropriate graphical and technical validation

- Once registrars qualify parcels as coordinated the delimitation, location and area data of cadastre are considered to be true for all legal purposes.