

The reformation of the land administration system in Sweden

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Background

1227 – Oldest document about land transfer



1628 – Establishment of mapping



1974 - The Land Data Bank Legislation



Background

2006 - New strategy for a National Infrastructure for geodata in Sweden



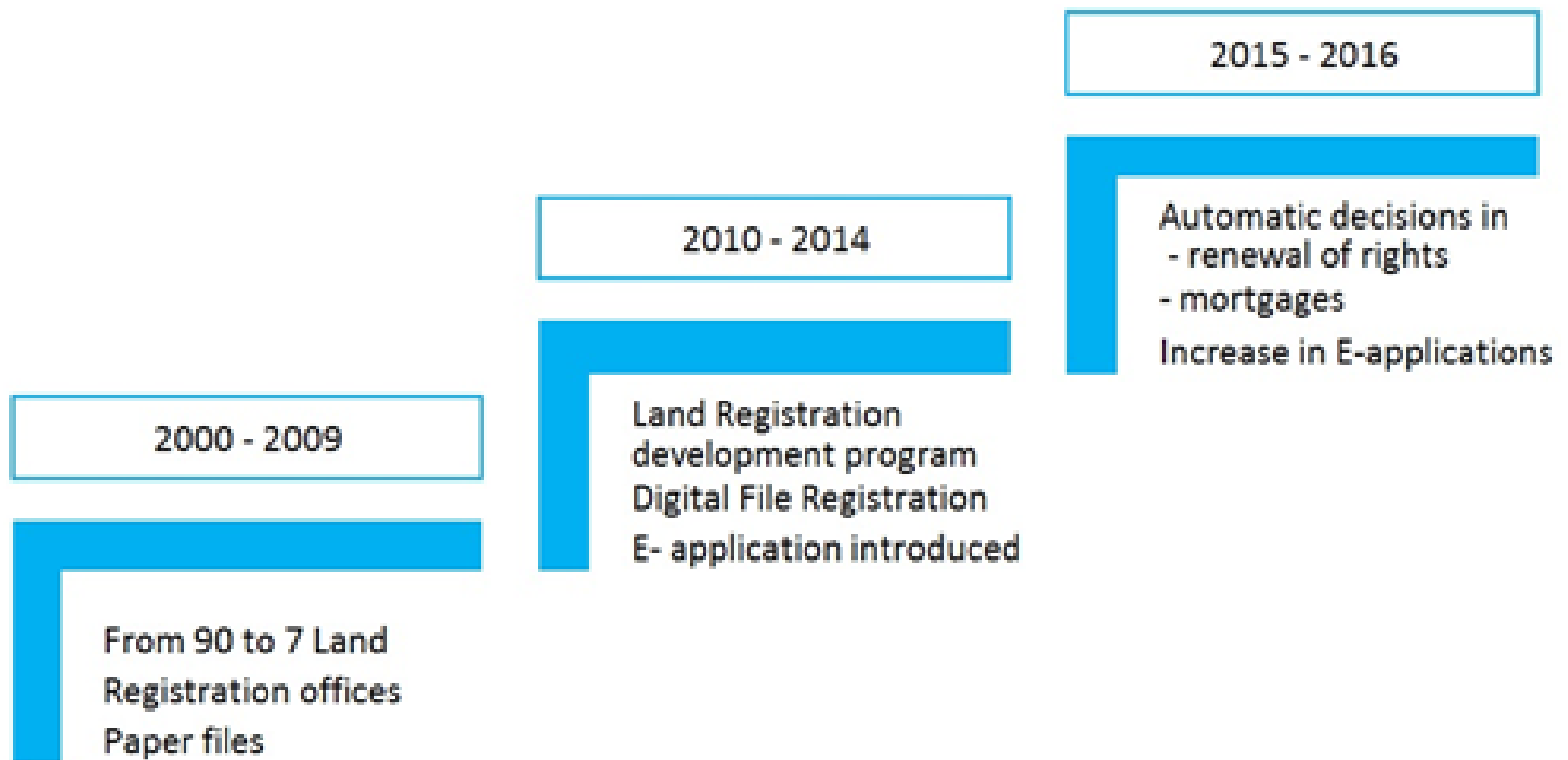
2010 - 2014 Land Registration development program



2016 - Sweden ranked 11th globally in the Registering property part of the Doing business survey



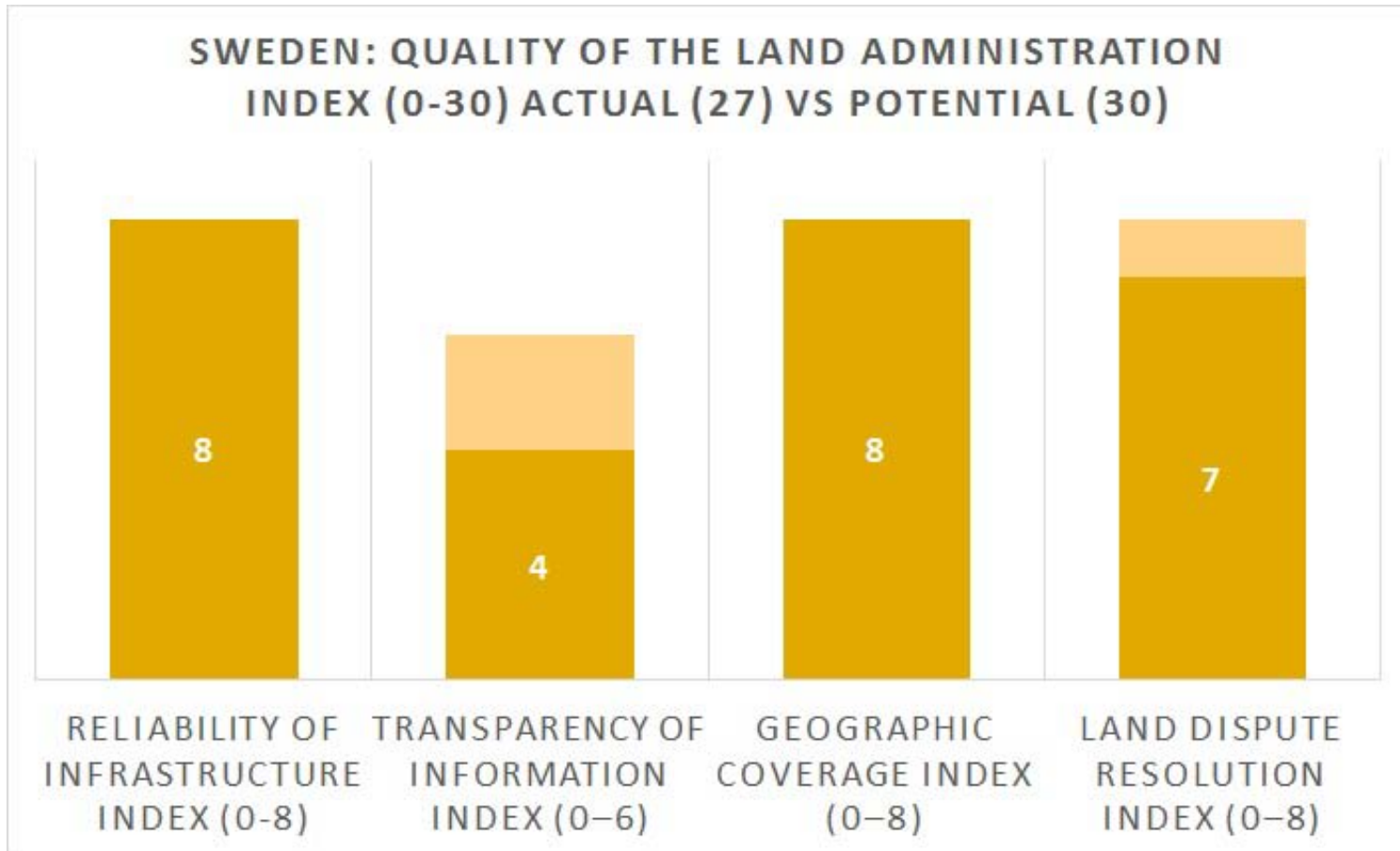
Timeline of important developments in the Swedish Land Registration



Economic facts and figures about Swedish Land 2015

		US\$ million
Taxation	Taxation assessed real property value	885 000
	Yearly transaction tax on titles & mortgage	1 260
The market	Total market value of real property	1 180 000
	Total value of mortgages	546 000
Comparisons	Swedish GNP	485 000
	Swedish national state budget	102 000

Land administration index in Sweden



Registering Property – reliability of infrastructure

Titles and deeds are kept in a computerized format

Electronic databases for:

- Mortgages: the register contains 12,5 million mortgages
- Boundaries and cadastral information: 3,5 million land plots
- The same identification number for properties in all registers:
 - immovable property,
 - cadastral and
 - mapping

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RELIABILITY OF
INFRASTRUCTURE
INDEX (0-8)



Registering Property – transparency of information

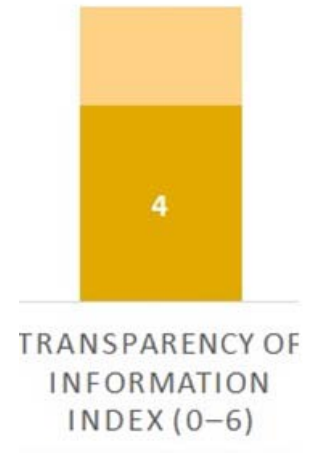
840 000 cases – or 3 400 per day - were handled 2015

Freely accessible:

- Information on land ownership
- Maps of land plots <https://kso.etjanster.lantmateriet.se/#>

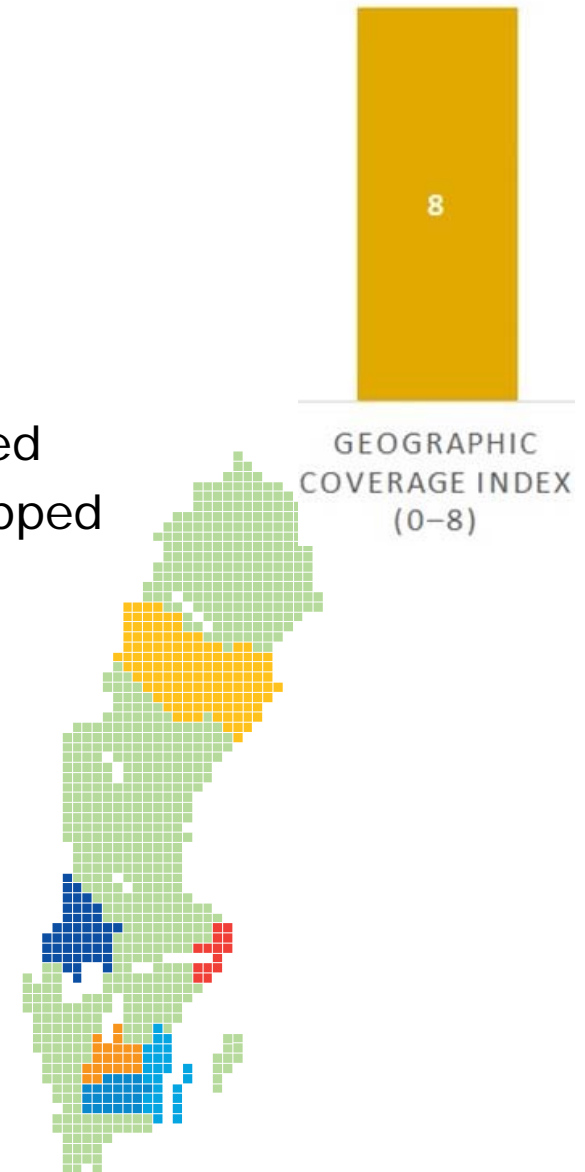
Publicly available:

- Service time (updated on a weekly basis)
www.lantmateriet.se/en/Real-Property/Change-owner/Handlaggningstid-for-Inskrivningsarenden/
- Documents required to complete property transaction
www.lantmateriet.se/en/Real-Property/Change-owner/
- Fee schedule for any property transaction
www.lantmateriet.se/en/Real-Property/Change-owner/Stampelskatt-och-avgifter/



Registering Property – geographic coverage

- 100 % of all land plots are formally registered
- 100 % of all privately held land plots are mapped
- 3,5 million land plots in total in Sweden
61 000 in the city of Stockholm



Registering Property – Land dispute resolution

- All property transactions are registered in the property registry – this is required by law
- The system of immovable property registration is subjected to a state guarantee
- Parties are compensated if erroneous information is incurred in a property transaction
- The legal system requires a legality-control of the documents necessary for a property transaction
- 1 200 land disputes were filed in Stockholm in 2014
700 land dispute cases pending earlier than 2014



Important for improving Land Administration in Sweden

- **Framework of land and real property laws** that regulate the rights promoting transparency and trust.
- **Effective Public Institutions** responsible for effective and processes in Land administration.
- **Information systems** that delivers quality information. Transparency and easy accessible systems are vital.

Further digital cooperation between authorities - Swedish e-delegation

