

REGISTRATION OF PROPERTY AND PROPERTY TRANSACTIONS

In accordance with Article 83 of the Civil Code of the Republic of Uzbekistan (CC), immovable property includes parcels of land and subsoil, trees as well as buildings and constructions. The ownership right and other proprietary rights to immovable property, accrual, transfer, limitation and termination of these rights are subject to state registration. Transactions with land parcels and other immovable property are also subject to registration.

State registration of immovable property and transactions therewith is executed by:

- services of state immovable property cadastre of districts and cities in respect of non-residential buildings and constructions;
- departments on land resources and state cadastre of districts (cities) of the State Committee of the Republic of Uzbekistan on Land Resources, Geodesy, Cartography and State Cadastre as to registration of rights to parcels of land.

Registration of buildings and constructions

Buildings and constructions with accomplished construction and accepted for exploitation and relating land parcels are subject to registration with departments of the state cadastre of immovable property at the location of the property. Certificate of state registration of buildings and constructions or a corresponding record on the hard copy of the agreement on acquisition of property shall serve as an evidence of transfer of rights to buildings and constructions (including rights to the land).

Registration of rights to land parcels. Limitations in relation to land parcels

In accordance with the legislation of the Republic of Uzbekistan, land is in the ownership of the Republic of Uzbekistan. As an exception from the common rule, right of property to land parcels occupied by buildings and constructions of diplomatic and other equivalent representative offices, trading and service enterprises can be transferred to the owners of buildings and constructions.

The general order of granting land parcels to legal entities and individuals provides for their allotment with limited rights, including in relation to legal entities with granting one of the following rights:

- permanent ownership;
- permanent use;
- temporary use;
- leasing (renting).

Accrual of abovementioned rights is subject to state registration with departments on land resources and state cadastre of districts (cities) of the State Committee of the Republic of Uzbekistan on Land Resources, Geodesy, Cartography and State Cadastre at location of the

land parcel. The state registration of land is confirmed by appropriate certificate of the right to the land parcel.

In the Republic of Uzbekistan rights to land parcels are bound to buildings and constructions located on them. The general regime provides that registration of rights to buildings and constructions does not require separate registration of rights to land parcels, on which such buildings and constructions are located; however, there are certain exceptions from this general rule.