

STATE REGISTRATION OF THE LAND AND RIGHTS ON IT: THE NEW ASPECTS OF THE LEGAL REGULATION

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The article presents the researching of the new aspects of the legal regulation of state registration of the land and rights on it and the analysis of the Law of Ukraine «The state registration of material rights on the real estate» on 1 July 2004 and the Law of Ukraine «The State landed cadastre» on 7 July 2011, which entered into force on 1 January 2013.

State registration of the land, State landed cadastre, state registration of rights on the land, State register of material rights on the real estate, Extraction from the State landed cadastre, Certificate of the right of property on the land.

On January 1, 2013 in Ukraine introduced new rules and procedures for registration of land rights. Entered into force two laws that implement significant innovation in the regulation of land relations on the property. This is Law of Ukraine «On State Registration of Rights to Real Estate and Their Encumbrances» on July 1, 2004 and the Law of Ukraine «On State Land Cadastre» on July 7, 2011.

The article aims to study new aspects of the legal regulation of state registration of land and rights to them.

State registration of land is making the State Land Cadastre information on the formation of land and giving it cadastral number. State Land Cadastre is a single state geographic information system data on the

ground, their purpose, restrictions on their use, as well as data on the quantitative and qualitative characteristics lands, their assessment of the distribution of land between owners and users. Maintenance and administration of State Land Cadastre provided by the central executive authority that implements the state policy in the sphere of land relations, the State Agency of Land Resources of Ukraine. To perform the functions of state registration of land specially introduced a new position of public servants – state cadastral registrar.

In support of state registration of land issued to the applicant extract from the State Land Cadastre of land. Coverage includes all information about the land made to the Land Register. Part of the extract is cadastral plan of the land.

State registration of land rights – a formal recognition and acknowledgment of the fact of the state, the transition or termination of rights to land, encumbrance of such rights by making the appropriate entry in the State Register of rights to immovable property. State register of rights to immovable property is a single state information system that provides information on the rights to real property, burdening them, as well as objects and subjects of these rights. The main body of the central executive authorities on implementation of state policy in the sphere of state registration of rights to immovable property, including land, is the State Registration Service of Ukraine.

After making entries in the State Register of rights forms the state registrar extract from the State Register of rights or certificate of title to land, a copy of which the state registrar shall issue, together with the documents submitted by the applicant for state registration of rights.