

Real Property Register Ordinance (SFS 2000:308)
(with amendments up to and including SFS 2006:1182)

Introductory provisions

Section 1

This Ordinance contains provisions concerning the Real Property Register, which is kept by authority of the Real Property Register Act (2000:224).

This Ordinance contains provisions concerning the general section, land register section, address section, buildings section and tax assessment data section of the Real Property Register. Provisions are also included concerning supplementary information.

Section 2

The National Land Survey is responsible for the operation and administration of the Real Property Register.

A municipal cadastral authority not using the national system for automatic processing of cadaster index maps is itself responsible for the operation and administration of its system.

General section

Content of the general section

Section 3

The general section shall record

1. property units and joint property units,
2. co-ordinates,
3. plans etc.,
4. precincts,
5. joint facilities etc., and
6. cadastral index map (a cadastral index map compiled by means of automatic processing).

A cadastral index map compiled manually by authority by virtue of Section 30 of the Property Formation Ordinance (1971:762) is not included in the Real Property Register.

Precincts shall be shown only if the municipality so requests.

Particulars of property formation, property definition or a utility easement are deemed to have been entered in the general section when entered as provided in Section 21. Particulars concerning a measure pursuant to the Joint Facilities Act (1973:1149) are deemed to have been entered in the general section when entered as provided in Section 21 or 35.

Authority to enter particulars in the general section

Section 4

It follows from Chap. 19, Section 6 of the Property Formation Act (1970:988) that transactions concerning the entry or deletion of particulars in the general section are handled by the cadastral authority.

Division and designation of properties and joint property units in the register

Section 5

Each municipality constitutes a register area of the same name as itself.

If a boundary change to parishes of the Church of Sweden, municipalities or counties is resolved on, the entry in the general section shall be adapted to the new boundary or boundaries when the change enters into force or, if this is not possible, at the earliest opportunity thereafter.

Section 6

Each property unit constitutes one register unit.

Land common to two or more property units or space common to two or more property units is separately accounted for. In this respect, every joint property unit constitutes one register unit. The term "joint property unit" refers to a lot which in property formation has been set aside for a certain common purpose or an area otherwise belonging to two or more property units. The provisions concerning a joint property unit apply, *mutatis mutandis*, concerning separated fishery which belongs to a joint property unit (a joint fishery unit). Separated fishery is a fishery not included in the title to the water area and not constituting an easement.

A property unit or joint property unit no longer existing also constitutes a register unit.

Section 7

A register unit belongs to a certain register area. If parts of a joint property unit belong to different register areas, each part is accounted for as a joint property unit in its own right. If a property unit consists only of a share in joint property units in several register areas, the property unit is referred to one of the register areas.

Section 8

A register area shall be divided into districts. A district comprise one or more register units and shall be given a name (district name).

The division into districts is based on division into previous manual urban property register areas, wards, villages, homesteads or comparable areas, failing special cause to the contrary.

Section 9

Property units belonging to the same district shall be divided into blocks. A block consists of one or more property units. A block shall have a number (block number).

Division into blocks is based on the common origin of property units or on their subdivision into precincts or otherwise on their positions relative to each other.

Section 10

The property units within each block and the joint property units within each district are allotted numbers (unit numbers).

Section 11

The register designation of a property unit and joint property unit shall consist of the name of the register area, the name of the district and a register number. The register number of a property unit shall consist of the block number and the unit number, separated by a colon. The register number of a joint property unit shall consist of the letter s and the unit number, separated by a colon. For a joint fishery unit, however, the letters fs are used instead of s.

Section 12

Register unit wholly or principally situated in a precinct or on land of a precinct-like character may be allotted a register designation based on the precinct division and precinct names if such a mode of designation is previously used within the locality.

Register units having the same precinct name are allotted unit numbers.

In cases to which this Section refers, the register designation of property units and joint property units consist of the name of the register area, the precinct name and a register number. The register number of a property unit consists of the unit number. Otherwise Section 11 applies.

Section 13

If the precinct division and the precinct names are to form the basis of the designations of register units, the precinct areas shall be divided into zones, precincts. Precincts are allotted precinct names.

Other land of precinct-like character shall also be divided into precincts which are allotted precinct names if the mode of designation with precinct names is used within the locality.

Section 14

A register unit may not have the same register designation as another register unit. Within a register area, a district and a precinct as referred to in Section 13 may not have the same name.

Section 15

The following may be entered in the general section as a special name for a property unit:

1. a name which is or has been deleted from the register designation of the property unit, or
2. a time-honoured settlement name.

Section 16

If it emerges that real property constitutes a property unit in its own right without being entered as such in the general section, it shall be entered in it if this can be done without detriment to a property owner or holder of a right. Before a property unit is entered in the general section, the property owner and holder of a right shall be given the opportunity of a hearing if they are known.

If the account given in the general section is incomplete in any other respect, it may be supplemented.

Section 17

When an entry is made in the general section, the designation of the dossier in the archive of the cadastral authority from which the particulars are taken shall be indicated.

De-registration of property and joint property units

Section 18

A property unit shall be indicated as de-registered if it no longer exists. A joint property unit shall be indicated as de-registered when all land and all space pertaining to the joint property unit have been alienated from it.

Decisions concerning the register designation of property and joint property units, etc.

Section 19

If a municipal boundary change is resolved on, the changes shall be made which are necessary having regard to Section 14.

If necessary for the promotion of appropriate property unit accounting, the National Land Survey may decide the establishment of a new district.

District names, precinct names and register numbers may also be changed in cases other than aforesaid if there is special cause for doing so.

District names as referred to in this Section are decided on by the National Land Survey. Before any such decision is made, the National Land Survey shall, where possible, obtain opinions from the property owners affected, and also, where not superfluous, from the National Heritage Board and the Institute for Language and Folklore in Uppsala. If the proposed establishment of a new district or alteration of a district name affects a considerable number of property units or if the question can otherwise be presumed to be of interest to a municipality, the necessary consultation shall take place with the municipality.

Property owners affected by a decision concerning change of register designation shall be suitably notified of the decision.

Section 20

Questions coming under this Ordinance concerning the general section are decided by the cadastral authority, unless otherwise indicated by Section 19 or subsection two of this Section. The National Land Survey may transfer its decision-making power under Section 19 to the cadastral authority.

Precinct boundaries and precinct names are decided by the municipality. The cadastral authority shall be given the opportunity of returning an opinion in these matters and shall be notified of the decision.

Register particulars concerning property and joint property units

Section 21

Particulars concerning property units and joint property units shall be entered as follows.

Content of main register	Particulars given for (indicated by X)	
	Property	Joint property unit
<i>Register designation</i>		
Register designation	x	x
Note recorded in the land register section of site leasehold being charged to the property unit	x	
Indication that a three-dimensional space pertains to the unit	x	x
Indication that a three- dimensional space detracts from the unit	x	x
<i>Administrative level etc.</i>		
County	x	x
Parish (<i>församling</i>)	x	x
Parish (<i>socken</i>)	x	x
Special name of property	x	
<i>Previous register designation</i>		
Previous register designation of unit	x	x
Re-registration date and dossier designation	x	x
<i>Origin</i>		
Register designation of units from which the register unit accounted for is derived	x	
Particulars of the property unit being segregated from an unofficial parcel or having been formed by amalgamation with only part of an original unit included	x	
<i>Address</i>		
Address particulars of the unit as shown in the address section	x	x
<i>Area, location</i>		
Land, water, and total area of the unit	x	x

Remark Where appropriate, the land, water and total area of a unit area may also be stated.

No area is stated for three-dimensional spaces. Instead particulars are entered of the type, size and altitude of each space.

Number of unit area	x	x
No. registered areas	x	
Designation of area added by unofficial	x	x
Particulars of water area of unspecified extent belonging to a unit or unit area	x	x
Statements of co-ordinates for unit or unit area	x	x
Designation of cadastral index map sheet(s) on which units or unit area are shown	x	x
Note that a property unit consists solely of a share in a joint property unit or of separated fishery	x	
Note that an area figure entered is uncertain	x	x
Note that the unit is detracted from by three-dimensional space or that the unit detracts from another unit	x	x
<i>Separated fishery</i>		
Total extent of property unit and joint fishery unit areas	x	x
Number of fishery areas	x	x
Designation of cadastral index map sheet on which fishery area is shown	x	x
<i>Share in joint property unit</i>		
Particulars of joint property units in which the property unit has a share	x	
Note that the property unit's share in joint property units has not been ascertained	x	
<i>Share in joint facility</i>		
Particulars of joint facilities and road maintenance associations in which the unit has a share	x	x
<i>Historic tax liability share</i>		
Particulars of hide or other historic tax liability share for property unit	x	
<i>Purpose</i>		
Particulars of the purpose of the joint property unit		x
<i>Participating property units</i>		

Particulars of property units having shares in the joint property unit etc.		x
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Particulars of the participating property unit's share or historic tax liability share		x
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Particulars of the joint property unit being placed under special administration		x
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Note that the participating property units are incompletely accounted for		x
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Measures

Particulars whether the measure is legal or technical	x	x
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Remarks A legal measure is one which has or had a bearing on the existence or extent of the unit. A technical measure is investigation, survey examination or similar investigation relating to a unit.

Particulars of the nature of the measure, date of registration, ratification or suchlike, dossier designation and, where appropriate, any designation as per dossier description	x	x
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Remarks The following shall apply concerning entries under the heading Measures taken.

1. In connection with subdivision, expropriation, legalisation of area acquisition or compulsory purchase, the measure shall not be entered for the original property unit or the joint property unit.
2. De-registration of a unit shall not be stated.
3. De-registration of a joint property unit shall not be entered for a property unit having a share in the joint property unit.
4. If in connection with subdivision the formation of a new right or joint property unit is resolved on, this measure shall not be entered for the residual property unit.
5. A measure implying the apportionment of a share in a joint property unit shall not be entered for the residual property unit or the partitioned property unit if it does not affect the property unit in any other way.
6. In connection with subdivision or partition, a measure implying the apportionment of a right shall not be entered for the dominant property unit if it does not affect that property unit in any other way.
7. An order pursuant to Chap. 5, Section 33 a or Chap. 7, Section 13 of the Real Property Formation Act (1970:988) shall not be entered for the dominant property unit.
8. A measure solely affecting a right or the certificate by the cadastral authority in connection with subdivision or partition shall not be entered if it affects the account given under the heading Rights.
9. If a unit for a joint facility is de-registered, this shall not be entered for the servient property unit solely by reason of the de-registration affecting the account given under the heading Rights.
10. A measure which, by reason of the provisions of Chap. 2, Section 5 or Chap. 11, Section 5 of the Real Property Formation Act, affects the accounting of rights shall not be entered for the property units affected if it does not affect the property unit in any other way.
11. If a power line easement is cancelled, this measure shall not be entered for the dominant property unit.
12. If a utility easement refers to a high voltage power line, a measure affecting the utility easement shall not be entered for the dominant property.
13. If an expropriation measure or a compulsory purchase order under the Planning and Building Act (1987:10) refers to a power line easement, the measure shall not be entered for the dominant property unit.
14. If, by reason of notification pursuant to the Land Registration Ordinance (2000:309), a change is made to the entry for a property unit under the heading Rights, this shall not be entered for the property unit.

Separated land

Particulars of property unit or part of property unit separated from the unit or from an unregistered joint property unit in which the unit has a share	x	x
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Rights

(a) Applying in favour of a unit or site leasehold in the same and accountable under Section 22 in the main register

Particulars of type of right, purpose, servient unit and dossier designation	x	x
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Remark Where power line easements and utility easements for high voltage are concerned, it needs only be indicated that a right of this kind pertains to the unit

Particulars of amendment or definition affecting the right	x	x
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(b) Charge to the unit or site leasehold in the same and accountable under Section 22 in the main register

Particulars of type of right, purpose, dominant unit and dossier designation	x	x
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Particulars of amendment or definition affecting the right	x	x
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Remark If no systematic investigation has taken place of rights referred to in (a) - (b), a note shall be made to this effect.

Easements under the Joint Facilities Act (1973:1149) affecting a joint facility shall not be entered if both the dominant property unit and the servient property unit are included in the same joint facility. Easements to be enjoyed solely by or on registered joint property units may be entered for the joint property unit instead of for property units having a share in the same. The same applies, *mutatis mutandis*, to the statement of utility easements.

Plans, regulations and other particulars from the plan register

Particulars accountable under Section 27 and affecting the unit	x	x
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Other conditions

Particulars of crown land (<i>jordnatur krono</i>)	x	
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Particulars of other conditions material to the unit and not shown elsewhere	x	x
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If a measure referring to a property unit with hides or other, comparable tax liability shares implies the transfer of the property unit's share in joint property units and in other benefits to another property unit, the particulars concerning hides or tax liability shares shall, when an entry is made by reason of the measure taken, be transferred to the other property unit.

When a property unit is de-registered by reason of amalgamation or division, register designation particulars for the property unit or units by which the property unit has been absorbed shall be entered for the de-registered property unit.

In other cases where a property unit or joint property unit is de-registered, particulars of the nature of the measure, the de-registration date and the dossier designation shall be entered for the de-registered property unit or the de-registered joint property unit.

Section 22

Rights shall be accounted for with reference to property units and joint property units if they concern

1. easements created under the Electrical Installations (Certain Provisions) Act (1902:71, p. 1), the Security of Tenure Act (1933:269), the Private Roads Act (1939:608), the Real Property Formation Act (1970:988), the

Expropriation Act (1972:719), the Joint Facilities Act (1973:1149), the Planning and Building Act (1987:10) or corresponding earlier provisions,

2. easements registered pursuant to Chap. 23 of the Land Code or corresponding earlier provisions,

3. rights of user created under the Electrical Installations (Certain Provisions) Act, the Planning and Building Act, the Expropriation Act, the Railway Construction Act (1995:1649) or corresponding earlier provisions, or

4. a utility easement under the Utility Easements Act (1973:1144).

In the case of a property unit participating in a joint facility under the Joint Facilities Act corresponding earlier provisions or in a joint facility pursuant to Chap. 2 or Chap. 4 of the Private Roads Act or corresponding earlier provisions, easement shall not be entered for which the property is the dominant or servient property unit by reason of its participation in the joint facility.

An easement which is to be exclusively enjoyed by or charged to a joint property unit entered in the general section may be entered for the joint property unit instead of for the property units participating in the same. The aforesaid shall also apply to the accounting of utility easements.

Section 23

If a property unit situated in the County of Västernorrland, Jämtland, Västerbotten or Norrbotten or in the Municipality of Älvdalen in the County of Dalarna comprises land which at the end of June 1992 belonged to the State, an entry to this effect shall be made under Other circumstances. Such entry, however, shall only be made if a party other than the State has been granted registration of ownership of the property unit.

Co-ordinates

Section 24

The accounting unit for co-ordinates is a property unit or a joint property unit or, if a property unit or joint property unit consists of two or more areas, one such area.

Section 25

A co-ordinate shall be accounted by indicating the central point of a property unit or joint property unit. If the property unit or joint property unit comprises two or more areas, the account shall refer to every such area.

In addition to the co-ordinates, a suitable co-ordinate system shall be entered, together with the additional particulars prescribed by the National Land Survey.

Plans etc.

Section 26

The accounting unit for plans etc., is each individual plan, regulation or investigation report and each individual decision accountable under Section 27.

A plan, regulation or decision which no longer subsists, an investigation report which is no longer of importance or an ancient monument for which the statutory protection no longer remains also constitutes an accounting unit.

The designation of an accounting unit in the general section is the designation of the archive dossier of the unit accounted for.

Section 27

The following shall be entered under Plans etc.:

1. a regional plan or comprehensive plan,

2. a detailed development plan, area regulations or a property regulation plan, or corresponding earlier plans,

3. a provision on land use issued pursuant to the Environmental Code, the Roads Act (1971:948), the Cultural Monuments (Etc.) Act (1988:950), the Railway Construction Act (1995:1649) or a corresponding earlier enactment,

4. an investigation report concerning implementation of Chap. 6, Section 19 of the Planning and Building Act (1987:10) or a corresponding earlier investigation report,
5. a decision concerning compensation for streets and other public spaces under the Planning and Building Act or an investigation report on a facility charge pursuant to the Public Water Services Act (2006:412) or a decision or investigation report of a corresponding kind under earlier provisions,
6. protection of surface water catchments and private ground water catchments under Section 40 (1) paragraph 5 of the Environmentally Hazardous Activities and Health Protection Ordinance (1998:899) or a corresponding earlier provision,
7. an exploitation concession under the Minerals Act (1991:45) or the Peat Deposits (Various) Act (1985:620), and
8. permanent ancient monuments.

Particulars may also be entered concerning game conservation areas and fishery conservation areas.

Section 28

The account concerning a plan etc. shall contain particulars of

1. the designation of the archive dossier of the plan, regulation, decision or investigation report,
2. the site number of a permanent ancient monument,
3. county and register area,
4. the nature of the plan, regulation, decision or investigation report,
5. date of decision,
6. expiry date of a regulation applying for a fixed term,
7. the commencement and termination dates of the implementation period for a detailed development plan,
8. the expiry date of a regional plan,
9. a detailed developing plan affecting a property regulation plan,
10. a property regulation plan affecting a detailed developing plan,
11. special remarks concerning the implications and scope of the plan, regulation, decision or investigation report,
12. the dossier designation and date of a plan, regulation, decision or investigation report amended through or implying a change to a unit accounted for,
13. a property unit, joint property unit and, if a precinct register is kept, precinct affected by the plan, regulation, decision or investigation report,
14. the designation of a cadastral index map sheet or sheets on which the plan, regulation, decision or investigation report is shown, and
15. co-ordinates of a permanent ancient monument.

An account as referred to in subsection one, point 13, of property units and joint property units affected may instead, if it is more suitable, contain particulars of the register area or the district affected. An account of this kind may be omitted entirely if there are special reasons for so doing.

Section 29

If a plan, a regulation or a decision has been cancelled or has otherwise ceased to apply, the unit shall be entered as de-registered. The same applies to an investigation report which is no longer of importance or an ancient monument for which the statutory protection no longer remains.

*Precincts***Section 30**

The accounting unit for precincts is each individual precinct.

The designation of a precinct shall consist of the name of the register area and the name of the precinct.

The following shall apply within an area where precinct names are not to form the basis of property unit and joint property unit designations. If a municipal boundary change results in different precincts within a register area having the same name, the name of the conurbation shall also be included in the designation, unless the municipality resolves to change the names. The name of the conurbation may also be included in a precinct designation in other cases where appropriate.

Section 31

The account concerning a precinct shall contain particulars of

1. the precinct designation,
2. a number used for a proposed property unit or joint property unit (lot or plot) in a property regulation plan for the precinct,
3. the designation of the cadastral index map sheet on which the precinct is wholly or partly shown,
4. plans, regulations, decisions or investigation report concerning the precinct accountable under Section 27, and
5. other conditions of importance for the precinct.

Section 32

A precinct no longer existing shall be de-registered.

*Joint facilities etc.***Section 33**

The accounting unit for joint facilities is a joint facility under the Joint Facilities Act (1973:1149) or the Common Facilities (Various) Act (1966:700).

A road maintenance association under Chap. 3 of the Private Roads Act (1939:608) and a joint facility under Chap. 2 or 4 of the same Act or corresponding earlier provisions shall also be included as an accounting unit when the facility has been affected by a measure which, under Section 45 of the Joint Facilities Act, is to be entered in the general section. A facility of this kind may also be entered in the general section in other cases. The account may be confined to particulars which are available.

A facility or road maintenance association no longer existing also constitutes an accounting unit.

Section 34

An accounting unit is referred to a district within which the unit is situated. In localities where Sections 12 and 13 are applied, the accounting unit may be referred to a precinct in which the unit is wholly or principally situated.

The accounting units within each district or precinct are allotted unit numbers.

The designation of an accounting unit shall consist of the name of the register area, the name of the district or precinct and a registration number. The registration number shall comprise the letters ga and the unit number,

separated by a colon. An accounting unit may not have the same designation as another accounting unit. A designation may be altered if there are special reasons for so doing.

Section 35

An account concerning joint facilities etc. shall contain particulars of

1. the designation of the accounting unit,
2. administrative identity etc.,
3. previous designation,
4. designation of the cadastral index map sheet(s) on which the unit is shown,
5. purpose,
6. property unit or other participant in the facility or association,
7. the name of a joint property association or the name of a similar association,
8. a cadastral procedure or other measure affecting the unit, with particulars of the nature of the measure, its registration date and dossier designation,
9. a right accountable under Section 22 and affecting the unit, with particulars concerning type of right, purpose, dominant or servient unit and dossier designation, and
10. other conditions of importance for the unit.

If a site leasehold is affected by a measure under the Joint Facilities Act (1973:1149), the measure shall be entered as referring to the property unit in which the site leaseholds has been registered.

Section 36

If a facility order or corresponding decision is cancelled or lapses, the accounting unit shall be entered as de-registered.

The cadastral index map

Section 37

The cadastral index map shall show

1. boundaries and designations of enduring property units and joint property units,
2. the areas of easements referred to in Section 22 (1), paragraph 1,
3. the areas of utility easements referred to in Section 22 (1), paragraph 3,
4. areas and designations of enduring units in the case of joint facilities etc.,
5. areas of utility easements referred to in the Utility Easement Act (1973:1144),
6. areas of public road rights under the Roads Act (1971:948),
7. plans etc. pursuant to Section 27 (1), paragraphs 2 to 8 and (2),
8. precinct division and precinct names as referred to in Section 12,
9. county, municipal and parish of the Swedish Church (*församling*) boundaries, and

10. the division into parishes (*socknar*) at the point in time when registers of property units and joint property units began to be kept with the aid of automatic processing.

In addition to what is indicated in subsection 1, the cadastral index map may include details necessary for orientation and other particulars relating to property units and joint property units.

Section 38

The account in the cadastral index map may be simplified or omitted if the scale of the map or any other special circumstance so demands.

Section 39

Information to be entered in the general section both on the cadastral index map and in another way shall be entered on the map in immediate conjunction with the other entry.

Co-ordination of register maintenance in certain cases

Section 40

Registration shall be co-ordinated if a transaction involves registration units in the territory of more than one cadastral authority. Particulars referred to in Section 3 (4) shall be entered on the same day by all authorities concerned.

The land register section

General remarks concerning the content of the land register section

Section 41

In the land register section, registration conditions shall be entered separately for each property unit. The entry shall include particulars from the general section concerning the property unit's register designation.

Section 42

The land register section shall contain particulars of

1. registered ownership,
2. site leasehold grant,
3. site leasehold possession,
4. mortgages etc.,
5. notes, and
6. earlier conditions.

In addition, for the territory of each land registration authority, an entry shall be made showing the date of the last title registration day for which all decisions and notes have been entered in the register (the currency date).

A land registration authority's decision in a registration matter shall be entered in the land register section if the decision implies that an application or notification is refused, declared dormant or rejected. Decisions concerning deferment and rejection shall also be entered in the land register section. A decision concerning immediate rejection pursuant to Chap. 19, Section 12 of the Land Code shall not, however, be entered in the land register section.

Authority to enter particulars in the land register section

Section 43

It follows from Chap. 19, Section 3 of the Land Code that registration matters are handled by the land registration authority, unless otherwise prescribed.

Sections 53 and 54 contain provisions empowering the National Land Survey in certain cases to enter and delete particulars in the land register section.

Particulars of ownership registration

Section 44

Particulars of ownership registration shall comprise

1. the purchaser's national or corporate registration number, if one exists, and name,
2. the date of application for registration of ownership and the dossier number,
3. a decision including grant of the application for registration of ownership, if the day of the grant is not the same as the application day,
4. when the application for registration of ownership for part of the property unit is granted, indication of the part to which the ownership registration refers,
5. particulars of the nature of the acquisition and the date of the acquisition document,
6. particulars of the purchase price, unless the acquisition comprises part of a property unit,
7. a decision not including the grant of an application for registration of ownership and, if the application concerns only part of the property unit, an indication of the part of the property unit to which the application refers,
8. particulars of a change of name concerning the person for whom registration of ownership was last applied for or granted,
9. reference to a new owner's application for registration of ownership of the property unit or part of it, if the application has not been granted,
10. a statement by an administrator as referred to in Chap. 11, Section 7 of the Children and Parents Code, to the effect that his or her appointment refers to the property unit, and
11. particulars of conditions referred to in Chap. 19, Section 29 (1) paragraphs 3-5 and Chap. 20, Section 14 of the Land Code and, as regards registration of ownership, Chap. 19, Sections 23, 25 and 35 of the same Code, Section 13 (4) of the Land Acquisition Act (1979:230), Section 6 of the Acquisition of Rental Properties Etc. Act (1975:1132), Section 5 (2) of the Cohabitees (Joint Home) Act (2003:376).

Section 45

If, pursuant to Section 44, paragraph 4, an entry is made to the effect that ownership registration applies to only part of the property unit, an entry shall also be made concerning the corresponding limitation of the vendor's holding.

If the purchaser has acquired the property unit or part of the property unit through several acquisitions, the provisions of Section 44 apply to the acquisition for which registration of ownership is first applied for. A decision concerning application for registration of ownership of other acquisitions shall be entered in connection with the first application. An entry as aforesaid shall include a reference to the dossier and the particulars indicated in Section 44, paragraphs 3, 7, 10 and 11. If the application is granted, the entry concerning the applicant's and the vendor's possession shall be amended in accordance with the decision.

In the case of a property unit formed by subdivision, the day when registration of ownership is applied for for the first time shall be entered if this information is of importance for judging the liability of the property unit for current mortgages on the same.

If registration of ownership has been granted to or applied for on behalf of the State, the authority administering the property unit shall be indicated.

Section 45 a

Concerning ownership registration granted or applied for pursuant to Section 2 of the Registration of Ownership (Certain Cases, the Church of Sweden etc.) Act (2002:385), Sections 44 and 45 shall apply with the following derogations.

1. For property referred to in Section 10 (1) of the Act (1998:1592) Implementing the Church of Sweden Act (1998:1591), indication that the property constitutes a clerical stipendiary asset may be substituted for particulars as indicated in Section 44, paragraph 1.
2. Section 44, paragraphs 5 and 6 shall not apply.
3. It shall be indicated that the property is administered by the Church of Sweden.

Particulars concerning site leasehold grant and site leasehold possession

Section 46

Particulars concerning site leasehold grant shall comprise

1. the date of the grant,
2. the date of application for registration of the site leasehold grant, together with the dossier number,

3. a decision including grant of the application for registration of the site leasehold grant if the day of the grant is not the same as the application day,
4. particulars of the purpose of the grant,
5. the ground rent to be payable,
6. particulars of the periods of time referred to in Chap. 3, Sections 10 and 14 of the Land Code,
7. particulars of any restriction indicated in the document of grant, as referred to in Chap. 21, Section 4 of the Land Code,
8. particulars of registration of agreement as referred to in Chap. 13, Section 21 of the Land Code, with an indication of the tenor of the agreement,
9. particulars concerning cancellation of the site leasehold agreement,
10. particulars of a report as referred to in Chap. 13, Section 25 of the Land Code,
11. particulars of deposition of purchase money, and
12. particulars of conditions referred to in Chap. 19, Sections 23, 25 and 35 of the Land Code concerning site leasehold grants.

Section 47

Particulars concerning site leasehold possession shall comprise

1. the particulars indicated in Section 44 (1), points 1-10 and Section 45 (1), the provision there made concerning property unit, vendor and application for registration of ownership instead being taken to refer to site leasehold, former site lessee and application for the registration of site leasehold, and
2. particulars of conditions referred to in Chap. 19, Section 29 (1) paragraphs 3-5 and Chap. 20, Section 14 as compared with Chap. 21, Section 7 of the Land Code and, as regards registration of site leasehold, Chap. 19, Sections 23, 25 and 35 of the same Code, Section 6 of the Acquisition of Rental Properties Etc. Act (1975:1132), Section 5 (2) of the Cohabitees (Joint Home) Act (2003:376).

If the acquirer has acquired the site leasehold or part of the site leasehold through two or more acquisitions, Section 45 (2) shall apply, *mutatis mutandis*.

Particulars concerning mortgages etc.

Section 48

Particulars concerning mortgages etc. shall comprise

1. the mortgage amount in figures and the mortgage currency,
2. particulars of the right of user, easement or right to electric power for which registration is applied for, together with the nature of the same,
3. the date of application and dossier number,
4. a decision including grant of the application, if the day of the grant is not the same as the application day,
5. if a mortgage encumbers more than one property unit, particulars of the property units for which the mortgage has been applied for, granted or extended, and of the property units to which the mortgage applies or, in the case of an application for mortgage or extension, the property units to which the application refers,
6. a decision not including the grant of an application for mortgage or for registration of a right in the property unit or site leasehold,
7. when an application refers to only part of a property unit, an indication of the part of the property unit to which the application refers,
8. in the event of a note concerning possession of a mortgage certificate or dormancy certificate, reference to the dossier, together with the name and address of the holder,
9. particulars of the extension, merger, deferment, partial cancellation or other change of a mortgage or charge on the property unit or site leasehold,
10. particulars of the exchange of a mortgage certificate or dormancy certificate, and
11. particulars of conditions referred to in Chap. 19, Sections 23, 25, 29 (1) paragraphs 3-5 and 35 of the Land Code as regards mortgages or charges on the property unit or site leasehold.

Entry shall be made in such a way that registration in relation to other registrations is shown in the current order of priority. If register entries apply with equal title, this shall be specifically indicated. If the order of priority cannot be fully ascertained, a remark to this effect shall be added to the entries concerned.

The total amount for which the property unit or site leasehold is liable by reason of mortgages granted or applied for shall be specially indicated. If there are mortgages in different currencies, this shall be made clear.

If a property unit or site leasehold is not encumbered by a mortgage or other charge applied for or granted, this shall be indicated.

Particulars concerning notes

Section 49

Particulars concerning notes shall comprise

1. particulars of matters which is referred to in Chap. 19, Section 19 of the Land Code, and
2. the date of the note and the dossier number.

Particulars concerning earlier conditions

Section 50

Particulars concerning earlier conditions shall comprise

1. references to dossiers relating to charges or notes cancelled or removed,
2. references to dossiers relating to decisions in registration matters which no longer contain information on prevailing conditions,
3. references to dossiers concerning notes which are no longer valid,
4. references to dossiers relating to title registrations or notes concerning property units which have been excluded from the general section or have been de-registered, and
5. references to dossiers in other case, where appropriate.

On a reference having been entered pursuant to subsection 1, the earlier title registration or note shall be removed. Particulars concerning ownership registration or site leasehold possession which are no longer relevant may be accompanied by a note that they refer to earlier conditions.

Matters of amalgamation

Section 51

On a land registration authority having made a pronouncement in a matter of amalgamation, a note to this effect shall be entered in the land register section.

Changes of the division into property units etc.

Section 52

On information being received from a cadastral authority concerning amendment of the general section being received, the land registration authority shall, at the earliest possible opportunity, make such changes in the land register section as the information occasions.

If a property unit has been excluded from the general section or de-registered without any new property unit having been formed at the same time, Section 50 (1), paragraph 4 and (2) shall apply to all particulars in the land register section concerning the property unit.

If a new property unit has been registered, the particulars in the land register section concerning the original property unit or units shall be transferred to the new property unit unless they are manifestly of no importance. If the new property unit has been formed by subdivision, the registered ownership of the residual property unit shall also be entered for the subdivision. A remark shall be made beside the registration of ownership to the effect that it refers to the residual property unit, if this is of importance for assessment of the liability of the property unit for mortgages on the same.

Change of name or address concerning certain mortgage certificate holders etc.

Section 53

If a credit institute or an insurance company which is under the supervision of the Swedish Financial Supervisory Authority and has been noted in the land register section as the holder of a mortgage certificate or dormancy certificate, changes its name or address, the National Land Survey may enter the new name or address there.

In doing so it shall be indicated that the measure has been taken by the National Land Survey.

Removal of note of possession

Section 54

If a mortgage is registered in the Mortgage Certificates Register as provided in the Mortgage Certificates Register Act (1994:448), the National Land Survey, on application being made by the party registered as mortgage certificate holder, may remove notes of possession which have been made in the land register section and which refer to the mortgage.

The address section

Maintenance of the address section

Section 55

The National Land Survey may determine that particulars of addresses in a municipality are to be kept in the address section. Such a decision may be made only if the municipality has requested it and has pledged itself to present in the address section the particulars indicated in Section 57 (1).

Content of the address section

Section 56

The accounting unit in the address section is a location address.

The designation of an accounting unit shall comprise the name of the municipality, the name of the address area and the designation of the address location. The designation may also include the name of a sub-municipal district.

Section 57

The following shall be entered for each unit:

1. the designation of the accounting unit,
2. a property unit of joint property unit located at the address,
3. where applicable, the fact of the address not being used.

Particulars of postcode and postal district may also be entered.

Setting up of the address section

Section 58

When particulars of a municipality or part of a municipality are entered in the address section for the first time, this shall be done by the National Land Survey on the basis of an address list or other document transmitted by the municipal authority responsible for the particulars.

Authority to enter particulars in the address section

Section 59

The following are authorised to enter or remove particulars in the address section:

1. a municipality, as regards particulars indicated in Section 57 (1) and relating to addresses in the municipality,
2. the National Land Survey.

The buildings section

Keeping of the buildings section

Section 60

The National Land Survey may determine that particulars of buildings in a municipality are to be kept in the buildings section. Such a decision may be made only if the municipality has requested it and has pledged itself to present in the buildings section the particulars indicated in Section 62 (1).

Content of the buildings section

Section 61

The accounting unit in the buildings section is a building.

The designation of an accounting unit shall consist of the register designation of the property unit or joint property unit where the building is situated, with the addition of one serial number for each building.

Section 62

The following shall be entered for each unit:

1. the designation of the accounting unit,
2. the address, if one has been entered in the address section, and
3. location particulars.

Particulars established in the course of property taxation assessment may also be entered.

Authority to enter particulars in the buildings section

Section 63

The following are authorised to enter or remove particulars in the address section:

1. a municipality, as regards particulars indicated in Section 62 (1) and relating to buildings in the municipality,
2. the National Land Survey.

The tax assessment data section

Content of the tax assessment data section

Section 64

The tax assessment data section shall give an account of particulars from the taxation database pursuant to the National Tax Board (Taxation Activities, Processing of Data) Act (2001:181), relating to

1. assessed values and other particulars which, under the Property Tax Assessment Act (1979:1152), must be stated in property tax assessment decisions, and
2. property owners or site lessees and owners of houses on non-freehold land, with particulars of national or corporate registration number, name and mailing address.

Particulars as per subsection 1 shall refer to conditions in the year immediately preceding that in which the item of information concerned is made available in the Real Property Register.

The tax assessment data section may also include particulars as per subsection 1, paragraph 1, referring to conditions in a year other than that indicated in subsection 2. Such particulars shall be separately entered from particulars as per subsection 2 and shall include a note of the calendar year referred to.

Authority to enter particulars in the tax assessment data section

Section 65

The National Land Survey may enter and remove particulars in the tax assessment data section.

Supplementary information

Additional information in the general section

Section 66

As information supplementing particulars of plans etc, in the general section, a municipality or a county administrative board may enter

1. particulars making it easier for the authority to identify plans etc. accountable under Section 27,
2. further particulars concerning plans, regulations, decisions or investigation reports, over and above those indicated in Section 28, and
3. draft versions of such plans etc. which, under Section 27, have to be entered by the authority in the general section.

The National Heritage Board may enter particulars concerning permanent ancient monuments.

Additional information in the land register section

Section 67

If the Real Property Register contains the national or corporate registration number of the party having applied for registration of ownership or registration of transfer or acquisition of site leasehold, the National Land Survey shall, as information supplementing particulars in the land register section, enter particulars of the party's mailing address. If the party concerned is a natural person, the land register section shall also include particulars of the party's marital status and, where relevant, the national registration number, name and mailing address of the party's spouse or date of dissolution of the marriage and the national registration number, name and mailing address of a custodian.

Section 67 a

As information supplementing particulars in the land register section, the National Land Survey shall indicate whether the party granted ownership registration or registration of the grant or acquisition of site leasehold according to notification from the county administrative board is a municipal housing utility.

Section 68

As information supplementing particulars in the land register section, the National Land Survey shall indicate whether the mortgage certificate corresponding to a mortgage is a written mortgage certificate.

Additional information in the address section

Section 69

As information supplementing particulars in the address section, a municipality may enter particulars of

1. activity or other use connected to the address,
2. alternative position determinations, and
3. alternative names referable to the address.

Additional information in the buildings section

Section 70

As information supplementing particulars in the buildings section,

1. a municipality may enter particulars facilitating identification of a building, particulars of leasehold agreements and site leasehold agreements and particulars of building measures planned, begun or concluded which are necessary for the discharge of duty of notification towards other authorities,
2. the Swedish Rescue Services Agency may enter particulars to the effect that a fallout shelter exists in a building, and
3. the National Heritage Board may enter particulars facilitating the identification of a building and particulars relating to heritage inventories.

Common provisions

Processing of incoming particulars etc.

Section 71

After information as referred to in the Real Property Formation Ordinance (1971:762) and the Land Registration Ordinance (2000:309) has been reported to the National Land Survey for registration in the general section or the land register section, the authority is responsible for the registration being effectuated. Information from a land registration authority shall be processed before information from a cadastral authority submitted to the authority on the same day.

Section 72

On notification as referred to in Section 74 being received, the National Land Survey shall at the earliest possible opportunity enter in the Real Property Register the particulars referred to in Section 64 (1) and Section 67. The entry of particulars from the taxation database shall, with due regard to Section 64 (2), take place at the latest in connection with the change of year. If further particulars are entered in the register by authority of Section 64 (3), the National Land Survey may enter them at the point in time determined by the authority after consulting the National Tax Board.

If, in connection with information as referred to in Section 67 being about to be entered in the Real Property Register, it becomes evident that information in the land register section concerning the name, national registration number or corporate registration number of a registered owner or site lessee is incomplete or incorrect, the National Land Survey shall notify the land registration authority accordingly. Corresponding notification shall be effected concerning the party whose application for ownership registration or title registration has been rejected, declared dormant or refused, or when a title registration transaction has been deferred.

Issue of certificates etc.

Section 73

If a cadastral authority or a land registration authority has indicated that a certificate is to be issued or particulars addressed to a certain authority, a certain register or some other party, the National Land Survey shall produce and effectuate the certificate or produce and transmit the particulars.

Notification etc.

Section 74

The National Tax Board shall, in a recording for automatic processing, notify the National Land Survey of the particulars from the taxation database which, under the National Tax Board (Taxation Activities, Processing of Data) Act (2001:181), are needed to make possible the entry of particulars in the Real Property Register as indicated in Section 64 (1).

The National Tax Board shall notify the National Land Survey of the particulars from the civil registration database which, under the National Tax Board (Processing of Data from Civil Registration Activities and the Taxation Database) Act (2001:182), are needed to make possible the entry of particulars in the Real Property Register as indicated in Section 67.

Notification pursuant to subsections 1 and 2 shall be effectuated at the point in time determined by the National Tax Board after consulting the National Land Survey.

Section 75

The National Land Survey shall notify the land registration authority and the National Tax Board of any change in the general section concerning division into property units or entailing a new property designation.

If a reallocation means that a right of user, and easement or a right to electric power inscribed in the land register section of the Real Property Register is altered or ceases to apply to a particular property unit, the National Land Survey shall immediately notify the land registration authority to this effect when particulars of the real property formation order have been entered in the general section of the Real Property Register.

Particulars as referred to in subsections 1 and 2 shall be produced by the National Land Survey and transmitted by it to the authority concerned.

Section 76

Notification of the land registration authority pursuant to Section 75 shall be effected on the same day as registration in the general section.

Notification pursuant to Section 75 (1) shall contain

1. particulars of the property designation and, if the property unit is newly formed or has been de-registered, particulars to this effect,
2. particulars of the origin of a new property unit,
3. particulars of the area of a property unit,
4. particulars of the measure taken and of the registration date,
5. the national or corporate registration number, if any, and the name and address of a party other than the registered owner,
6. particulars of orders made by authority of Chap. 10, Section 8 a and Section 9 (2) of the Real Property Formation Act (1970:988) and
7. particulars which the National Land Survey is required by special provisions to supply to the land registration authority.

Section 77

Notification of the National Tax Board pursuant to Section 75 (1) shall be effectuated in a recording for automatic processing not more than 14 days after the day on which registration took place. Such notification shall contain

1. particulars of the measure taken and the registration date,
2. a municipality and parish of the Church of Sweden,
3. the register designation of a property unit and information as to whether the property unit is new, existent, re-registered or de-registered,
4. in the case of a re-registered property unit, the property units' former register designation,
5. particulars of any change in the area of an existing property unit,
6. particulars of the area of a property unit,
7. type of tax assessment unit,
8. the national or corporate registration number, if any, name and address of a party other than the registered owner,

9. particulars of an order pursuant to Chap. 10, Section 9 (2) of the Real Property Formation Act (1970:988) and
10. particulars which the National Land Survey is required by special provisions to supply to the National Tax Board.

Particulars concerning a joint property unit or joint facility are supplied to the National Tax Board to the extent prescribed by the National Land Survey following consultations with the National Tax Board.

Section 78

The National Land Survey shall notify the National Tax Board and, in the case of a property unit assessed as an agricultural unit, the county administrative board of a decision occasioned by an application for ownership registration or registration of site leasehold, except in cases where the transaction has been deferred. The notification shall be effected within a month of the registration date.

Particulars as referred to in subsection 1 need not be supplied to a county administrative board which has notified the National Land Survey that it has no need of such particulars.

The National Land Survey shall furnish particulars for judicial statistics in accordance with directions issued by the National Courts Administration in consultation with the National Land Survey.

Incorrect particulars

Section 79

Any person dealing in the course of their duty with information furnished by the National Land Survey pursuant to this Ordinance and having cause to suppose that the information is incorrect shall immediately report this to the authority. If the authority is not competent to examine the question of correction, it shall transmit the report to the authority having such competence.

If the National Land Survey, a cadastral authority or a land registration authority finds an item of information in the Real Property Register to contain an error which cannot be rectified immediately and which jeopardises the reliability of the register or otherwise occasions uncertainty regarding the legal position, a note concerning this matter shall be entered in the register without delay. Any such note shall be removed from the Real Property Register as soon as the question of rectification has been determined.

Removal of particulars

Section 80

If a register unit or accounting unit has been indicated as de-registered, particulars concerning the unit may be removed in accordance with the more detailed provisions issued by the National Land Survey.

Rectification

Section 81

Questions of rectification pursuant to Section 28 of the Personal Data Act (1998:204) of particulars in the address section, the buildings section and the tax assessment data section shall be examined by the authority having entered the particulars concerned.

Fees

Section 82

Further provisions concerning fees are issued by the National Land Survey.

Prescriptions

Section 83

The National Land Survey may issue provisions concerning measures to give effect to Section 7 a of the Real Property Register Act (2000:224) and further provisions concerning measures to give effect to this Ordinance. If the provisions concern the land register section, the provisions shall be issued following consultation with the National Courts Administration.

In particular cases the National Land Survey may grant exemptions from the provisions of this Ordinance where there are special reasons for so doing. The National Land Survey may not, however, grant exemptions from provisions concerning the land register section.