

**THE ELECTRONIC PROPERTY AND COMMERCIAL REGISTRIES WILL  
BE ACCESSIBLE FROM ANYWHERE IN THE WORLD.**

*José Soriano Ramírez*

*Director of the Information Systems Service of Colegio de Registradores*

From 9 May 2024, it will be possible to access, from anywhere in the world, electronically all available registration services and procedures, to know the status of the processing of your registration procedure in real time, to receive communications from registrars that should preferably be carried out electronically and even to hold videoconferences for certain procedures.

The director of the Information Systems Service of the Association of Registrars, José Soriano, explains that "a total of 610 Property, Commercial and Movable Property Registries, of the 1,148 currently existing, already exclusively use the electronic signature in the management of their entries. All the Registries must do so before December 31. And from January 2 the process of digitizing the data begins and we will have to activate the electronic repository with the data of each of the farms."

Currently, the Association of Registrars, as a service platform for the Registries, provides a total of 200 different services, including the possibility of submitting an extensive catalog of private documents electronically, and some of a judicial or administrative nature, or specialties such as the Emergency Portal, the Public Bankruptcy Registry or the Compliance Platform.

Soriano explains that, although citizens have been used to interacting electronically with the Registries for more than twenty years, requesting electronic registry information or submitting some types of documents electronically to the Registry, as of May 9, 2024, the Property, Commercial and Movable Property Registries will be completely electronic. open to the public and accessible through a single electronic headquarters, which will allow real-time consultation of each file, which will increase the legal security of transactions.

With this, the Registries will comply with the provisions of Law 11/2023, of May 8, on the transposition of European Union Directives, which includes the digitization of registry actions. In addition, the actions carried out reinforce the control of legality of the Commercial Registrars, placing them at the centre of commercial legal traffic.

The registry collective has had to make an extra effort to create an electronic security system with a system of online copies encrypted at source, which cannot be read in the Data Processing Center, but only in the Registry of origin, with the backup of a local copy in the Registry itself and two others on two different servers separated geographically. The system has a Technical Guide supervised by the General Directorate of Legal Security and Public Faith of the Ministry of Justice.

Soriano has shown the satisfaction of the Association of Registrars of Spain with the Law and with the fact that it is not necessary to complement its regulations, but that it has only been necessary to issue various resolutions of the General Directorate.

As Soriano explained, the fundamental changes that the new law has made are the following: Electronic registry; Secure Verification Code (which will allow citizens to request such information only once); Single electronic office; Single Electronic Security Scheme; electronic folio real; paper titles (documents may be submitted to the Registry over the counter or electronically); universal accessibility (to information and all registry services); Videoconferencing (together with the personal assistance and advice of the registrars, the law provides for videoconferencing, making it possible to attribute electronic signatures to citizens who request it and the direct telematic presentation of the documents thus signed to the Registries).

The reform of the Notary and Mortgage laws operated by Law 11/2023, of 8 May, has given the Secure Verification Code (CSV) its status in their respective areas. This will greatly facilitate the circulation of notarial and registry documents. In this way, any person will be able to electronically file any kind of title in the Registries, including notarial documents, as the electronic copies of these are equipped with a secure verification code, such as the documents of the Tax Agency, for example, and the limitation of section 7 of

article 17 bis of the Law on Notaries has been eliminated. All actions before the Registry may be electronic.

If an authorised copy integrates assets in different locations or a certification includes several properties or registered owners, the same copy or certification may be presented in all the Registers or in all proceedings simultaneously without the need to request several or to wait until it has produced its effects in one procedure to initiate another.

On the other hand, it will be possible to always know the status of the procedure in which the citizen is interested, as well as to obtain electronic certifications of the documents that are part of a registration procedure in which they have the status of interested party.