



Achievements of the Reforms on Registering Property

The achievements of the Government of Tajikistan on improvements of the country indicators in the Doing Business report of the World Bank in the registering property indicator.

Reforms:

1. Introduction of a Single window system and real estate registration procedures and registration time reduction

A Single window system has been implemented in all regions of the country, including Dushanbe, Hissor, Khujand, Istaravshan, Khorugh and other regions of the country on the basis of the SUE Registration of Real Estate. Primary function of this single window is verification of state registration, transfer, and termination of real estate through providing certification to natural and legal persons. This will lead to simplification of the procedure and reduce time for obtaining the real estate certificate. *Before this Single window system, the state registration of real estate was conducted at the State Committee on Land Management and Geodesy in 30 days. According to the new system, this registration is conducted within 7 working days as per standard rates, and within 2 working days as per fast track.*

The requirement to register the transfer of real estate separately in the State Committee for Land Administration and Geodesy after it has already been registered in the SUE Registration of Real Estate is removed. Instead, now a technical passport and a Certificate of land use right – **a Certificate of state registration** – is now issued.

2. Ensuring high transparency in the land administration system

In order to ensure transparency of the land management system the TV channels "Tajikistan", "Safina", "Poytakht HD", "Jahonnamo", magazine "Sarzamin" of State Committee on Land Management and Geodesy, newspapers "Sadoi Mardum", "Jumhuriyat", "Agroinfo", periodicals of Khatlon region "Khatlon Zamin", Sughd region "Mehri Zamin", the official website of SUE "Registration of Real Estate", www.baqaydgiri.tj, other newspapers, magazines and e-newsletters in subsidiaries of SUE Registration of Real Estate in Dushanbe city and Rudaki district are systematically providing and disseminating information and news regarding real estate registration, land resources, technical documentation and the results of the company's activity.

3. Combination procedures of issuing non-encumbrance certificate and tax clearance certificate

To ensure the online direct information exchange between the State Land Management and Geodesy Committee and Tax Committee in regard with combining the procedures of issuing non-encumbrance certificate and tax clearance certificate within the system of the Single Window on Real Estate Registration an online Automated Real Estate Registration System of Tajikistan has been introduced. This electronic system will result in simplification of registration procedure.

At present, 62 branches of the SUE Registration of Real Estate in cities and districts of the country are connected to this program and the system operates online.

In this regard also amendments have been made to the sample of Extract form from Unified State Real Estate Register to include information about payment of relevant taxes. (*Decree of the Chairman of the State Committee for Land Management and Geodesy, dated June 12, 2019, registered in Ministry of Justice dated June 19, 2019, #961*)

4. Establishment of an E-Register of Real Estate and E-Register of Databases for Checking Encumbrances (collateral, credit, restrictions) of real estate

Based on the electronic program of Automated System of Registration of Real Estate in Tajikistan an E-Register of Real Estate https://www.baqaydgiri.tj/fehris_ommg.html and E-Register of Databases for Checking Encumbrances (collateral, credit, restrictions) of real estate https://www.baqaydgiri.tj/fehris_garav.html have been developed and introduced with coverage all regions of the country. Registers are available to the public online 24/7 on free basis on the website of SUE Registration of Real Estate www.baqaydgiri.tj.

5. Provision a transparent and effective mechanism for compliance with the standards of real estate registration services and complaint mechanisms

For transparent and effective services on registration of real estate, in particular deadlines, quality and cost of service provision, a Guidance on standards service provision and the mechanism for the handling the complaints has been adopted. Thus, in cases of non-compliance with the established standards, individuals and legal entities can submit their complaints about services via the official website of the SUE Registration of Real Estate www.baqaydgiri.tj on a separate line in the navigation part, email info@regist.ni.tj, a helpline +992 378818835, +992 37 227 81 37 and the complaints will be address to the Director of SUE.

Also on the official website of the State Committee for Land Management and Geodesy, www.zamin.tj there is a separate window for citizens with complaints, which provides the opportunity to apply in the following forms:

- direct online electronic appeal;
- personal reception of citizens in accordance with the schedule of reception of citizens by the management of the Committee;
- answers to frequently asked questions from website users;
- written request from citizens according to the established template.

6. The unification of database of the State Committee for Land Management and Geodesy and SUE "Registration of Real Estate"

By the Decree of the State Committee for Land Management and Geodesy dated 13.06.2019 "On the introduction of a cadastral number of the real estate for the database integrating» was adopted and provided consolidation of a database between State Committee for Land Management and Geodesy and SUE Registration of Real Estate.

7. The price list of services has been developed and approved

The price list of services for providing information from the unified state register of real estate and rights to it, providing legal advice on registration actions, making copies of documents, providing other legal and technical services related to the state registration of real estate and rights to it has been developed and approved. The price list defines the standards for the provision of real estate registration services, in particular the terms, quality and payment of the official cost of services and is available to the public on the website of the SUE "Registration of Real Estate" www.baqaydgi.tj by link http://baqaydgi.tj/konunguzori/narx_baqaydgi.pdf, as well as at stands in its branches in cities and districts of the country.

8. The geoportal for the electronic database system has been developed and launched

The geoportal for the electronic database system for registering borders, checking plans and providing cadastral information, including geographical information system has been developed and launched on March 4, 2020, which is available to the public on the official website of SUE "Registration of Real Estate" www.baqaydgi.tj and directly on the geoportal site <https://geoportal.tj/>.

9. Creation of a unified state database for verifying the authenticity of identity documents of persons who are parties to a real estate transaction

It is possible to verify the authenticity of identity documents of persons who are parties to a real estate transaction using the taxpayer identification number (TIN) from the Tax Committee's database online within the electronic program Automated Real Estate Registration System of Tajikistan and the electronic database of the Tax Committee.

For more information please contact the Secretariat of the Consultative Council on improvement of investment climate under the President of the Republic of Tajikistan by phone 44 601-00-27 or via e-mail: secretariat@investmentcouncil.tj and visit our web-site: www.investmentcouncil.tj

Note: More information will be provided regarding other indicators of the Doing Business report of the World Bank