# Land Registration, Law No. 14-07

**Reference:** Law No. 14-07 amending and supplementing the Dahir of 12 August 1913 on land registration

**Practice areas:** Real estate and land law

> Law No. 14-07 modernised the land registration system inherited from the 1913 Dahir. It sets out the procedure leading to a land title, the document that definitively establishes the legal status of a property, and the entries that keep it up to date. This is an unofficial explanatory note; only the Arabic text published in the Official Bulletin is authoritative.

## Who this law applies to

The law concerns any owner or holder of real rights who wishes to register a property or already holds a land title, as well as buyers, mortgage lenders and heirs who must have their rights entered at the land registry.

## The key rules

- Registration starts with an application filed at the land registry, followed by publication and a boundary survey of the property.
- Anyone claiming a right over the property may lodge an objection during the procedure. Objections that are not withdrawn are referred to the court.
- Once issued, the land title is final and cannot be challenged: it is the sole starting point for rights over the property.
- Real rights only exist against third parties once they are entered on the land title.
- A provisional registration (prénotation) protects a right temporarily pending its final entry.

## Key deadlines and figures

- An objection to a registration application must be lodged within the legal period following publication of the notice closing the boundary survey, unless late filing is allowed.
- A provisional registration has limited validity, unless it is based on a court order or a pending action.
- Heirs must have the estate entered on the land title before they can sell or divide the property.
- Registry fees vary by transaction and should be checked with the land registry.

## What it means in practice

Buying registered property offers strong security: the land title (certificate of ownership) shows the registered owner, mortgages and encumbrances. Always check it before signing.

Because the title cannot be challenged, an error or fraud must be tackled quickly, often through a provisional registration or court action, since an entry in favour of a third party acting in good faith may become very hard to undo.

## Reforms and recent developments

Enacted in 2011 together with the Real Rights Code, Law No. 14-07 strengthened the security of the land system. The National Agency for Land Registration, Cadastre and Cartography (ANCFCC) has since digitised much of the procedure and access to titles.

## When to consult a lawyer

To lodge or contest an objection, if the registrar refuses an entry, to register a complex estate, or when a suspicious entry appears on your land title.

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