

## Land registry and property law

Academic Year: ( 2023 / 2024 )

Review date: 17-04-2023

Department assigned to the subject: Private Law Department

Coordinating teacher: JUAREZ TORREJON, ANGEL

Type: Electives ECTS Credits : 3.0

Year : Semester :

## REQUIREMENTS (SUBJECTS THAT ARE ASSUMED TO BE KNOWN)

Person's Law; Obligations Law; Contract Law; Property and Real State Law.

## OBJECTIVES

This course is the result of an agreement between Carlos III University and "Colegio Nacional de Registradores de la Propiedad y Mercantiles de España". It is taught by a "Registrador" (the person who rules the Property Registry) with wide practical experience.

The goal of this subject is providing the students with knowledges about the functions and practical running of the Property Registry in order to qualify them for legal advice in the field of immovable goods transactions.

## DESCRIPTION OF CONTENTS: PROGRAMME

This course extends the study of "Property Registry Law", which is very brief in the course of civil Law related to Property and Real rights.

The study of this subject is made from a practical perspective as it is taught by a "Registrador de la Propiedad".

Contents are basically: Real rights and publicity. The Property Registry. The goal of publicity. The "inmatriculación" of estate (first registration of the property). Registry Procedure and Organization. Kinds of entries in the Property Registry. The effects of the registration. The "Public faith" principle. Provisional notations. The Registry and the reality.

## LEARNING ACTIVITIES AND METHODOLOGY

The teaching methodology entails explanations about the main aspects of the matter and learning based on case study. The students will be provided with practical cases which they will have to solve. They will also have to discuss and legally argue about them.

## ASSESSMENT SYSTEM

To evaluate the practical part (0 to 4 points of the final mark) the teacher shall take into account the participation in the class and the making of the cases required. With regard to the theoretical part, the student shall have to take a written exam (0 to 6 points of the final mark).

<b>% end-of-term-examination:</b>	60
<b>% of continuous assessment (assignments, laboratory, practicals...):</b>	40

## BASIC BIBLIOGRAPHY

- AMORÓS Sobre el Derecho Inmobiliario Registral y su posible autonomía, Madrid, 1967
- DIEZ-PICAZO y GULLÓN BALLESTEROS Sistema de Derecho Civil III, Tecnos, última edición
- GARCÍA GARCÍA, José Manuel Derecho inmobiliario registral o hipotecario , Civitas, última edición
- JUÁREZ TORREJÓN, Ángel Temas de Derecho Inmobiliario Registral, Tecnos, 2016
- LACRUZ BERDEJO, J.L. Elementos de derecho civil . III bis . Derecho inmobiliario registral, Ed. Dykinson, última edición
- PEÑA BERNALDO DE QUIRÓS, Manuel Derechos reales, derecho hipotecario , Ed. Centro de Estudios Registrales , Última edición.

- RAMS ALBESA (dir.) Tratado de Derecho Civil. Tomo X. La fe pública registral, Dykinson, 2022
- ROCA SASTRE, Ramón María, Derecho hipotecario , Bosch, ultima edicion