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Hungarian

Land registers in EU countries

Hungary

This section provides you with an overview of Hungary's land register.

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What services does the Hungarian Land Registry provide?

The Hungarian Land Register is managed by the [Ministry of Rural Development](#) (*Vidékfejlesztési Minisztérium*) and the Land Offices (*Földhivatal*) of Hungary. The official website of the Land Offices of Hungary (*magyarországi földhivatalok*) provides information on the countrywide network of Hungarian land offices, and gives access to the entire network of land administration institutions, with details on:

Their tasks

Their duties and services they provide

New and important projects

You can download administrative forms and read about our electronic services and the conditions for accessing the system on the web. The relevant legislation can be found here, too.

Is access to the Hungarian land registry free of charge?

Registered users (public administrative bodies, banks, lawyers, public notaries, municipal authorities, real estate agents, etc.) have been able to access the [online services \(TAKARNET\) of the Land Offices of Hungary](#) since 2003. Data is provided subject to a fee, in line with relevant legislation.

The Online Land Office (*Földhivatal Online*) service was launched in June 2011, which citizens can access directly through the Government Portal using their central 'client gateway' (*ügyfélkapu*) ID, and where they may use online services subject to a fee, in the same way as registered users.

Clients of the Online Land Office can access a limited range of data free of charge. The free service, however, encompasses only descriptive data on the properties (the first section of the property sheet (*tulajdoni lap*)). The database can be searched by parcel number (*helyrajzi szám*) or the address of the property. Registered users and citizens can access these online services 24 hours a day via the internet.

How to search the Hungarian land registry

In general, you can carry out a search based on:

Parcel number;

Parcel number interval; or

Address of the property.

Users with special rights (police, investigating authorities, court executors, public notaries in inheritance cases) can search based on the name and personal data of the owner and/or authorised person.

History of the Hungarian Land Registry

The official name of the legal and administrative system managing the registry of real estate in Hungary is the 'unified land registry system' (*egységes ingatlan-nyilvántartási rendszer*). It is considered 'unified' because cadastral mapping data and legal data (*telekkönyv*, 'Grundbuch') have been managed in an integrated form both legally and institutionally since 1971. A single institutional network comprising all land offices is responsible for registering legal transactions and changes in land registry maps, providing data and performing other tasks related to land and built property. Hungary's unified, title-based land registry system was the first of its kind in Europe.

The Hungarian system serves multiple purposes, given that besides its activities covering the full spectrum of land registry it carries out a number of other tasks, such as the establishment and maintenance of the geodesic control point network, topographic mapping, land conservation, land lease registration and the maintenance of administrative boundaries.

This complex public database containing information on agricultural land and immovable property, that is, on some of the most important components of economic life, agriculture and credit circulation, is managed by the land administration in an integrated manner and covers the entire administrative territory of Hungary. The aim of the system is to help enforce the right to property, a healthy environment, freedom of enterprise and competition, and to officially register natural and artificial landmarks by providing a uniform and publicly authenticated land registration system and spatial data infrastructure.

The general aim is the official registration and management of data on all land and other property, while ensuring the security of ownership rights and other entitlements relating to property by providing a uniform and publicly authenticated land registration system and infrastructure.

In addition, the unified land registry system has two specific goals. The land registry's legal objective is to protect real-estate-related rights and official documents, while at the same time providing certainty for bona fide owners and holders and promoting the profitable use of real estate. On the other hand, the system's economic aim is to serve as a uniform basis for planning and for establishing financial obligations, to facilitate governance and property investment through the provision of statistical data, and to provide services to society as a whole.

Related links

Government Portal ([Kormányzati portál](#))

Official website of the Land Offices of Hungary ([A magyarországi földhivatalok hivatalos honlapja](#))

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