New rules for limited access to the Bulgarian Property Register at the Registry Agency

With relevant amendments and additions to the Regulations on Entries, which enter into force on 15.01.2026, the procedure for access to the Bulgarian Property Register at the Registry Agency and the possibility of obtaining certified and uncertified copies and transcripts-extracts from entered acts, notes or deletions in the registration books or from the lots is changing, introducing limited access to the Bulgarian Property Register. These changes affect, for example, the obtaining of notarial acts for the purchase and sale of real estate, ascertainable notarial acts, mortgage notarial acts, entered claims, court-imposed seizures, etc.

Only the following persons have the right to request copies of entered documents:

– the parties, their direct and indirect successors and assigns, their legal representatives or respective specifically authorized proxies.

– notaries and their employees;

– private bailiffs and their employees;

– court, prosecutor’s and investigation bodies;

– other bodies and persons in the cases provided for by law or in the Regulations.

In general, a person authorized by the relevant party to the property transaction should present an explicit notarized power of attorney to provide the transcript. This requirement does not apply, as a rule, when the authorized person is a lawyer.

Lawyers, according to the current provisions of the Regulations on Registration, also have independent rights to request and receive the above-mentioned certified and uncertified transcripts of the registered acts.

To third parties not included in the above-mentioned circle may be issued only uncertified copies and copies-extracts of registered acts, notes or deletions in the registration books or from the accounts of individuals – under the condition that they prove the existence of a relevant legal interest, which, according to the new requirements, should be assessed individually by the registration judge on the basis of the circumstances indicated in the application.

Without exhaustively stating the possibilities, for example, persons who prove that they are in negotiations for the acquisition of real estate could make such a request. Tenants of agricultural land and, respectively, tenants for a period longer than one year also have the opportunity to request copies of registered acts.

The amendments to the rules for access to the Bulgarian Property Register also provide for

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the introduction of SMS notification to persons who have real rights over the real estate, for the inquiries carried out and the issued transcripts and transcript-extracts of the entered acts, notes or deletions in the registration books or from the accounts of the relevant person.
The specific fees for this service are to be determined, through a corresponding amendment to the Tariff for state fees collected by the Registration Agency, within a three-month period, after 15.01.2026.
These rules for limited access to the Bulgarian Property Register are aimed at preventing real estate fraud.

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