

► PURCHASING A PROPERTY IN ARMENIA

You've found the right place for you and/or your family? The next step is to make it yours! Prior to buying an apartment, house or land in Armenia, we recommend you:

- 1) Carry out a legal check-up of the property itself as you always have a chance to meet a dishonest seller. Be attentive to the details and never let yourself be fooled.
- 2) Take into consideration the physical and mental integrity of the prospective seller, since his/her relatives have the right to declare the deal invalid if the seller has health issues.
- 3) You may wish to check the criminal record of the prospective seller. It is not a must, but with the new laws concerning properties acquired through dishonest means, it might save you certain headaches.
- 4) Check the history of the property, including its previous owners. This information is available from the [Cadastre Committee](#).
- 5) If the property was inherited by the prospective seller, check the legal grounds of the property. Make sure there are the will, the certificate of inheritance acceptance, and no other heirs who can oppose the sale of the property.

NOTE: A lawyer is recommended for the whole paperwork and process.

- 6) Make sure that all co-owners of the property (in case it is more than one person) gave their consent to the sale of property. Sometimes there are over 5!
- 7) In the common reference, which can be requested at the inventory register, all the general information about the property, location, registration number, the listed legal owners of the apartment, and its area in square meters can be found. You can also get the copy/extract of the registered affairs of the property/ownership certificate.
- 8) If you feel that you are not able to do all this alone, you can consult with a lawyer.

Once you are done with the legal check-up, you can proceed. You should know that in general the process of real estate purchase or sale in Armenia consists of two stages: **contract certification** and **registration of ownership (property rights)**. According to the procedure, the Cadastre Committee of the RA provides a general reference prior to the start of the sale and purchase process. It is a document with information about existing bans, restrictions, rights and ownerships related to the property. This document is mandatory for the notarial office or the relevant branch of the Cadastre to confirm the transaction. If there are no restrictions or problems found, the validation process begins.

Certification has two possible variants:

- The transaction is simple (no power of attorney or third party) and purchase is paid in cash. The validation may take place either in a notarial office (notaries are now obligated to finish the process instead of sending you to the Cadastre) or in the office of the Cadastre Committee of the RA (free of charge). After the signing of the contract, the state registration is provided at once and additional notary fees are not necessary.

- With complicated documentation (when one or both parties have power of attorneys or real estate is purchased by a mortgage loan) the validation is done **only** in the notarial office, while the state registration is only done in the office of Cadastre.
- Next stage is **registration of ownership**. This is the registration of all the data in the Cadastre (7 Arshakunyats Av.), the only body authorized by the state. According to the contract, within 30 days after certification, the buyer can apply to the Cadastre Committee for the registration of ownership.

Your step-by-step guidance:

- 1) Pay property clearance fee (**10,000 AMD**), registration fee (**25,000 AMD**) and state duty (**20,000 AMD**). You can pay in a bank, via payment terminals or online. Save all the receipts.

Note: The state registration of property rights is performed on the **4th business day** after receiving the application. To get it on the **3rd business day** will cost **50,000 AMD**, on the **2nd business day** – **75,000 AMD** or on the same day within 2 hours – **150,000 AMD** for registration fee.

NOTE: Property clearance extract is issued on the **3rd business day** after submitting the application. To receive the document on the **2nd business day** will cost **20,000 AMD** or on the same day within 2 hours will cost **60,000 AMD**.

- 2) Receive property clearance extract (valid for 15 days). You will need these documents:

- Application form;

NOTE: Application form can be generated at the counters of the Cadastre Committee based on applicant's request. The desk officer enters all the data into the system after which the application is automatically generated and signed by the applicant. At the same time, applicant has the possibility to fill in the application form before visiting the service office. The submitted application and accompanying documents are registered in the application register by the service office employee, after which the applicant is given a receipt, which includes information about application id and password for checking the status of the application online on e-cadastre.am.

- Payment receipt for property clearance extract;
- Passport or National ID card (a notarized translation if not in Armenian)

NOTE: You are notified about the status of your application by email or a text message to the phone number you have provided. You can either visit any territorial service office to receive the response after the notification or check it online on e-cadastre.am.

- 3) OPTIONAL: Notarize the sale-purchase contract and transfer ownership in a notary office.

NOTE: Transferring ownership rights can be also done in any notary office. In this case, the sale-purchase agreement has to be notarized and additional fees should be paid for the notary services (10,000-15,000 AMD notary tariff and 5,000 AMD for state duty for notarization). After the sale-purchase agreement is signed by the contracting parties and it is notarized, a notary