INFORMATION SHEET · REQUIRED DOCUMENTS

Sale and purchase of land outside the built-up area

Documents required to prepare the notarial file

01 Title documents (as applicable: title deed, sale agreement, certificate of inheritance, deed of gift, final and irrevocable civil judgment/decision, etc.);

02 Proof that the purchase price under the acquisition deed has been paid in full;

03 Cadastral documentation for the property (site and boundary plan, land registration decision issued by the competent District Court/ANCPI, etc.);

04 The original tax clearance certificate issued in each owner's name by the competent local tax department, confirming no outstanding liabilities;

05 The land register extract for authentication, obtained by the notarial firm;

06 The approvals required by Law No. 17/2014 for agricultural land outside the built-up area;

07 The offer for sale;

08 The final official report confirming completion of the procedural stages relating to the offer;

09 The official report concluding the procedure and recording acceptances/non-acceptances by holders of pre-emption rights and/or prospective buyers;

10 The certificate confirming the absence of listed archaeological sites, where applicable;

11 The Ministry of National Defence approval for land covered by Article 3 of Law No. 17/2014;

12 The seller's and buyer's bank accounts from/to which the price will be paid;

13 Marriage certificates and/or divorce judgments, where applicable;

14 The parties' identity documents (identity booklets or identity cards);

15 The power of attorney, if a party is represented by an authorised representative;

16 If a party is a legal entity:

CCO Building
Bulevardul Eroii Sanitari nr. 1-3
Sector 5, Bucharest

www.aequitas-cotroceni.ro
office@aequitas-cotroceni.ro
021 224 03 50 · 0751 298 800

17 The General Meeting of Shareholders' resolution or Sole Shareholder's decision approving the execution of the deed for which authentication is requested;

18 Company documents: articles of association, registration certificate and a recent company status certificate (which may be obtained by the notarial firm), etc.;

19 A tax clearance certificate issued for each buyer (Government Emergency Ordinance No. 7/2026), confirming no outstanding liabilities to the local budget at their place of residence or, for buyers that are legal entities, at their registered office.

IMPORTANT

All original documents must be presented on the signing date. Additional documents may be requested after the documentation is reviewed. The required documents must be sent no later than the day before the notarial procedure.

This checklist is for guidance and does not replace the notary public's review of the file.

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