

## LEGAL ALERT

### SOLE PROPERTY IDENTIFICATION NUMBER (NIP)

Currently a pilot project to reform the registration of properties in Portugal is in progress. Its purpose is to identify all properties located in Portugal by means of a sole identification number (NIP) and to include them in a single system.

This initiative comes within the scope of the *Balcão Único do Prédio* (BUPi) and despite having been initially launched in 2017, with the entry into force of [Law no. 78/2017, of 17 August](#), only in 2021 with the funds of the Recovery and Resilience Plan (PRR) the project regained its strength.

#### **Scope**

At present each property is identified by a property description number with the Land Registry Office and with the Tax Authorities through the tax article number. However, a property may also be identified by an additional number depending on its legal status or entity that oversees it (*i.e.*, leased property, Directorate-General for the Territory or Municipality).

This reform will permit properties to be identified by a single identification number, as well as facilitate access by competent authorities to essential information related with the building (*i.e.*, owner, location and characteristics), which, for example, already exists in the context of the civil registry and with the citizen card.

#### **Law application**

To be part of the pilot project, two to three Integrated Landscape Management Areas (AIGP) *i.e.*, areas with a high risk of fire – will be selected and in 2023 the introduction of the NIP to other areas is foreseen.

So far, 141 of the 153 municipalities identified by the Government without registration of rural properties have joined the project, allowing around 44% of the territory of the participating municipalities to be fully mapped. The purpose is that by 2023 the real owners and the limits of all rural properties in 90% of the territory of these municipalities will be identified.

It should be noted that the project's success depends on the initiative of the owners, that is, that they identify and register their lands and secondly, the harmonization of information on urban properties. The creation of the NIP will allow the creation of an updated database in real time, which will improve land use planning as well as accelerate decisions regarding public policies.

The Corporate Real Estate and Tourism team

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