

Client Alert

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New Regulation on the Procedures and Principles Applicable to Real Estate Sales Agreements Issued by Public Notaries

On 11 January 2023, the Regulation on the Procedures and Principles Applicable to Real Estate Sales Agreements Issued by Public Notaries (the "**Regulation**") was published. The Regulation provides details on how to make an application; the information required for the application, the form, the content; as well as the sale agreement's preparation and execution processes.

The Regulation adopts procedures and principles for the notaries, similar to those followed by the land registry offices regarding the real estate sales agreement's issuance. The Regulation stipulates that the issues affecting or preventing the real estate's transfer shall be examined by the notary public, just like the land registry officer, and the transactions shall be carried out accordingly.

Pursuant to the Regulation, applications for real estate sales agreements to be issued by notaries will only be made through the "e-appointment/application" system of the Union of Notaries of Turkey using the e-Devlet portal. The notaries will query detailed land registry information and other information and documents regarding the real estate through the Land Registry and Cadastre Information Sharing System (*TAKPAS*) and use the sample agreement text prepared by the Union of Notaries of Turkey.

The Regulation's implementation is postponed until the launching date of the relevant information system that will integrate the system of the Union of Notaries of Turkey and the Land Registry and Cadastre Information System (*TAKBİS*), *TAKPAS* and the e-Devlet portal.

Please contact us if you need further information on this matter.