



Republika e Kosovës
Republika Kosova - Republic of Kosovo
Qeveria - Vlada - Government

Ministria e Drejtësisë - Ministarstvo Pravde - Ministry of Justice

REGULATION MoJ - NO.03/2024
AMENDING AND SUPPLEMENTING REGULATION MoJ NO. 07/2023
ON THE PROCEDURE FOR DETERMINING AND VERIFYING THE
RECIPROCITY, CONDITIONS, CONTENT AND MANNER OF
MAINTAINING THE DATABASE FOR ACQUIRING THE PROPERTY
RIGHT OVER IMMOVABLE PROPERTY BY FOREIGNERS IN
KOSOVO¹

¹ Regulation MoJ - No.03/2024 amending and supplementing regulation MoJ No. 07/2023 on the procedure for determining and verifying the reciprocity, conditions, content and manner of maintaining the database for acquiring the property right over immovable property by foreigners in Kosovo, signed by the minister of justice on 26.02.2024

Minister of the Ministry of Justice,

Pursuant to Article 10 (paragraph 1, subparagraph 1.1 and 1.2) of Law No. 08/L-013 on Property Rights of Foreign Citizens in the Republic of Kosovo, in accordance with Article 11 (paragraph 1, sub-paragraph 1.5) of Law No. 08/L-117 on the Government of the Republic of Kosovo, based on Annex 1 (item 3) of Regulation GRK No. 14/2023 on Areas of Administrative Responsibilities of the Office of the Prime Minister and Ministries as well as in line with Article 38 (paragraph 6) of the Rules of Procedure of the Government No. 09/2011 (Official Gazette No. 15, 12.09.2011),

Issues:

REGULATION MoJ -No. 03/2024
AMENDING AND SUPPLEMENTING REGULATION MoJ NO. 07/2023 ON THE
PROCEDURE FOR DETERMINING AND VERIFYING THE RECIPROCITY,
CONDITIONS, CONTENT AND MANNER OF MAINTAINING THE DATABASE
FOR ACQUIRING THE PROPERTY RIGHT OVER IMMOVABLE PROPERTY BY
FOREIGNERS IN KOSOVO

Article 1
Purpose

The purpose of this Regulation is to amend and supplement Regulation MoJ No. 07/2023 on the procedure for determining and verifying the reciprocity, conditions, content and manner of maintaining the database for acquiring the property right over immovable property by foreigners in Kosovo (hereinafter: basic Regulation).

Article 2

Following sub-paragraph 1.3 of Article 3 of the basic Regulation, a new sub-paragraph 1.4 shall be added with the following text:

1.4. **Responsible authority** - The Notary acting in the relevant municipality where the immovable property is located.

Article 3

Article 5 of the basic Regulation shall be rephrased with the following text:

1. The reciprocity determination procedure shall be developed in line with the relevant legislation in force on the general administrative procedure and the relevant legislation in force on the property rights of foreign citizens in the Republic of Kosovo.

2. After establishing reciprocity with the relevant country, the Ministry of Justice shall issue a decision to confirm the reciprocity with the relevant country.

Article 4

Paragraphs 2.3, 2.4 and 2.5 of Article 6 of the basic Regulation shall be deleted.

Article 5

Paragraph 1 and 3 of Article 7 of the basic Regulation shall be rephrased as follows:

1. For the purpose of completing the data, the responsible authority shall send a request to the Kosovo Cadastral Agency (KCA) requesting data on the immovable property, which is subject to the foreigner's request for the acquisition of ownership.

3. The Kosovo Cadastral Agency shall provide the data it possesses. The data referred to in subparagraph 2.3 of this Article that is not available to the Kosovo Cadastral Agency and other data necessary for determining reciprocity, the responsible authority shall request the data from other central and local relevant public institutions of the Republic of Kosovo.

Article 6

Paragraph 2 of Article 8 of the basic Regulation shall be rephrased as follows:

2. The Ministry shall take the information from paragraph 1 of this Article by request in the foreign country or through official sources.

Article 7

Sub-paragraph 1.3 of Article 13 of the basic Regulation shall be deleted.

Article 8

Sub-paragraph 1.1 of Article 18 of the basic Regulation shall be amended and supplemented as follows:

1.1 Annex No. 1: The request for determining reciprocity for the acquisition of the ownership right over immovable property in the Republic of Kosovo.

Article 9
Entry into force

This Regulation shall enter into force seven (7) days after publication in the Official Gazette of the Republic of Kosovo.

Albulena Haxhiu

Minister of Justice

26/02/2024



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**REQUEST FOR DETERMINING RECIPROCITY FOR ACQUIRING THE
PROPERTY RIGHT OVER IMMOVABLE PROPERTY IN THE REPUBLIC OF
KOSOVO**

Applicant's data:

Full name of the natural person/name of legal person	
Address of residence or domicile /headquarters	
Identification number	
Nationality	
Tel./e-mail	

Notes/Additional data of the applicant:

In _____

Date _____

Signature of the applicant/authorized person

The following should be attached to the written request:

1. Proof of the citizenship of the owner of the right of ownership, such as a certified copy of the passport or proof of legal entity status - the document from the registration register, documents when the party does not have citizenship or has dual citizenship, or other necessary documents as defined by this Regulation.

1.2. If the applicant is represented by an authorized representative, it is necessary to attach the authorization in the original or certified copy.

* If necessary, the party may be invited to attach other documents within the specified period, as defined in the relevant legislation in force.