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REGISTERING OWNERSHIP RIGHTS AFTER THE EXPIRATION OF THE INHERITANCE ACCEPTANCE PERIOD

How to register land and house ownership rights after the inheritance acceptance period has expired

Within 6 months from the day of opening the inheritance, the heir(s) MUST:

Apply for **inheritance** acceptance to a notary at the place of inheritance opening.
Receive a «Certificate of Right to Inheritance» for the inheritance due to them or its part (share)
(Article 1154 Civil Code of KR)

If they have missed the term for accepting the inheritance, the heir(s) is considered **not to have inherited**.
(Article 1155 Civil Code of KR)

STEPS

1

Secure written consent from all heirs and proceed to file an inheritance acceptance application with the local notary where the inheritance was opened. In the absence of unanimous consent, initiate legal proceedings by filing a petition with the court (Article 1155 Civil Code).



2

Submit a petition to the court with valid justification. The court has the authority to extend the deadline for applying to accept the inheritance if deemed necessary (Article 1155 Civil Code).



3

Get a court decision on the right to inheritance and apply to a notary at the location where the inheritance was opened.



4

Receive a «Certificate of Right to Inheritance».



5

Within a **30-day timeframe**, present an application along with the "Certificate of Right to Inheritance" to the Local Registration Body for the official state registration of ownership pertaining to the inherited property.



6

Obtain registration documents, including the Certificate for the Land/House, and Government Certificate for the Household Plot, which serve as official confirmation of ownership for the inherited property.



Cases of denial of inheritance:

- 1. ineligible**
- 2. will invalidity**
- 3. unworthy heirs**

The contacts for all district and city courts in the Kyrgyz Republic can be accessed via the Supreme Court's website at <http://sot.kg/> under the "Local Courts" section. Additionally, you can find this information through their email at vskr@sot.kg, their hotline at +996 (312) 62-19-25, or in the "Prosecutor's Offices and Courts" section of the online telephone directory "Yellow Pages" at <https://yellowpages.akipress.org/page:1/cats:180/>

The contacts of local public notaries can be accessed via the Ministry of Justice of the Kyrgyz Republic website under the "Registers of public and private notaries" section <http://minjust.gov.kg/ru/content/686>



Registering ownership rights after the expiration of the inheritance acceptance period

PROCEDURE WITH THE CONSENT OF ALL HEIRS:

PROCEDURE STEPS

- ▶ **Step 1.** The heir who seeks to formalize ownership secures written consent from all heirs who have accepted the inheritance.
- ▶ **Step 2.** With the consent obtained, the heir who seeks to formalize ownership submits a statement of inheritance acceptance to the notary where the inheritance was opened.
- ▶ **Step 3.** Obtain a "Certificate of Right to Inheritance" from the notary.
- ▶ **Step 4.** Within 30 days of receiving the certificate, submit the application and the certificate to the Local Registration Authority for the state registration of the inherited real estate.
- ▶ **Step 5.** Obtain registration documents, including the State Certificate of Inheritance for the homestead plot and the technical passport for the house, confirming ownership rights.

PROCEDURE IN CASE OF DISAGREEMENT OR NOTARY REFUSAL:

PROCEDURE STEPS

- ▶ **Step 1.** The heir attempts to obtain written consent from all heirs who accepted the inheritance; if unsuccessful, proceed to court.
- ▶ **Step 2.** File a statement of claim with the court, explaining the reasons for the delay.
- ▶ **Step 3.** Obtain a court decision on the right to inheritance.
- ▶ **Step 4.** Submit the application and the court decision to the notary in the place where the inheritance was opened and obtain a "Certificate of Right to Inheritance."
- ▶ **Step 5.** Submit the application and the "Certificate of Right to Inheritance" to the Local Registration Authority for the state registration of the title to the inherited real estate not later than 30 days after receiving the certificate from the notary.
- ▶ **Step 6.** Obtain registration documents, including the Certificate for the Land Plot, for the house and State Certificate for the homestead plot, confirming the ownership of the inherited real estate.

RESOURCES

Attached documents/contacts (as of December 31, 2023):

Inheritance Law (Section VI) of the Civil Code of the Kyrgyz Republic.

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The contacts of local registration authorities for the registration of rights to immovable property can be obtained by calling them at (0312)30-06-45 or through email at eicn01@cadastre.kg and eicn01@mail.ru. Additionally, this information is available on the website of the State Institution "Cadastre" at <https://cadastre.kg/svc-portal/about/aboutpayment.do>