

Product Datasheet. Land Survey



Gestión catastro

What do we provide?

- **Increased revenue through Municipal Property Tax** by locating undeclared buildings representing urban planning violations, and which are currently not generating tax revenue.
- **Collaboration and support** in those tasks where staff availability and **urgent action** are necessary:
 - Access to a complete **photographic catalog** of all buildings lying within the Urban Land zoning boundaries.
 - **Sampling of current sale values** of Real Estate Assets.
 - Inclusion of possible **zones not covered by the Land Survey** within Urban Land zoning

What services are provided in Land Survey Management ?

Land Survey revisions

Revision and updating of the Land Survey is a source of additional municipal revenue, with a direct and long-term impact on municipal budgets.

The Spanish Land Survey Act establishes that revisions must be performed "upon expiry of a period of at least five years... and in all cases from 10 years" after the previous update.

Support in Valuation Revisions

This is the administrative procedure by means of which the land survey values of all urban and rural real estate assets are simultaneously updated to align them with market values and ensure their physical and legal characteristics correspond to the reality.

The valuation revision is the official document which, on the basis of the framework criteria for the coordination of values approved by the Higher Real Estate Coordination Commission, contains the criteria, valuation modules, urban planning and other essential elements to assign an individual land survey value to real estate assets within the municipal boundaries

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What services are provided in Land Survey Management ?

Detection of Land Survey Omissions

Technical support and collaboration in the location of land survey omissions:

- Detection of volumetric discrepancies by superimposing aerial photographs onto the land plot plans.
- Detection of discrepancies by cross-referencing the Database (FIN-2006) with the land plot plan.
- Generation of a database indicating the Land Survey References affected, along with the data required for their location, tax domicile, land survey registered owner, observations indicating the incident, omission, extension, demolition, etc.
- Examination of works licenses granted by the Local Authority as another source of prior information.
- Verification of discrepancies through field surveys.
- Those plots where an alteration is detected will be marked on a copy of the plan.
- Notification of the interested parties. Notification of variations and omissions is given in order for the required documentation to be presented within 10 days.
- Any demands not responded to by taxpayers will require referral to the Regional Land Survey Office to begin the "Land Survey Inspection" procedure.
- Public service desk. At the municipal offices, to provide information and technical support to taxpayers in completing land survey declarations.

