

May 1, 2025 – Important Deadline for Condominiums!

According to the amendment to Act XCCCIII of 2003 on Condominiums, which came into effect on October 1, 2024, the officer responsible for managing the community's affairs (i.e., the common representative or, in the case of a management committee, the committee president) is required to register their role and personal data in the real estate registry. The deadline for fulfilling this obligation is May 1, 2025.

The primary objective of the new regulation is to enhance transparency and facilitate communication and coordination in matters concerning the condominium. By keeping the registry updated with the responsible person's details and contact information, stakeholders can access accurate and up-to-date information. The common representative (or committee president) will have their details recorded in the condominium's title deed („*törzslap*") within the real estate registry, making them publicly accessible.

This registration requirement applies to all condominiums, regardless of their size.

Failure to fulfill this reporting obligation does not result in the termination of the position. However, it removes the authority to represent the condominium in dealings with third parties, meaning there will be no legally authorized representative to make declarations on behalf of the condominium. This could lead to operational difficulties, including potential financial penalties (e.g., fines) if the condominium cannot issue valid legal statements (e.g., in an official procedure).

The common representative or committee president must initiate the registration process through a legal representative, submitting the required information to the land registry office. This must be done in accordance with formal requirements, including the submission of a general meeting record countersigned by an attorney-at-law. The required data, which must also be incorporated in the general meeting's resolution, include:

- The name and address of the officeholder (or, in the case of an organizational representative, the name, registered office, and registration number).
- The date of appointment and termination of the position.
- The representative's contact details (mandatory for organizational representatives; for private individuals, only with their consent).

Any changes to these details must also be updated in the registry to maintain accuracy.

If a common representative has not yet been elected, the required information must be recorded in the general meeting minutes (or an extract thereof), countersigned by an attorney-at-law.

What happens if the officer was elected earlier, but the meeting minutes do not fully meet the new formal and content requirements?

In this case, re-election is not necessary, but the missing formal and substantive elements must be supplemented. The Budapest Metropolitan Government Office's Land Registry Department, in its

statement to the Budapest Bar Association, considers the following approach appropriate: “If the necessary meeting minutes are missing or do not meet formal requirements, it is advisable to attach a supplement containing the required information for real estate registry entry, signed by the common representative and countersigned by an attorney-at-law.” However, it should be noted that this statement of the Land Registry Department does not carry legal binding force for land registry offices, and official practices in this regard have not yet been established.

There is no administrative fee for the registration process, but a fee shall be paid to the legal representative handling the procedure. This cost is borne by the condominium, not the officeholder.

It is important to note that these requirements do not apply to condominiums operating in the form of a housing association („lakásszövetkezet”), as housing associations are registered by the company court instead.

If you need legal assistance with the registration process, feel free to contact our office!