



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

**ADMINISTRATIVE INSTRUCTION (GRK) No. 03/ 2025 ON SPECIAL
MEASURES FOR REGISTRATION OF JOINT IMMOVABLE PROPERTY
ON BEHALF OF BOTH SPOUSES¹**

¹ Administrative Instruction (GRK) - No.03/2025 on special measures for registration of joint immovable property on behalf of both spouses, has been approved in the 252th Meeting of the Government of the Republic of Kosovo, with the Decision No. 01/252, dated 13.03.2025.

The Government of the Republic of Kosovo,

Pursuant to Article 93 (4) of the Constitution of the Republic of Kosovo, in accordance with Article 6 paragraph 2.5 of the Law on Gender Equality, amended and supplemented by Law No. 08/L-276 on the Amendment and Supplementation of Special Laws to Create the Legal Basis for Issuing Sub-legal Acts by the Government and Ministers, based on Article 8 paragraph 4 sub-paragraph 4.5 of Law No. 08/L-117 on the Government of the Republic of Kosovo, as well as Article 78 paragraph 6 (6.2) of the Rules of Procedure of the Government of the Republic of Kosovo No. 17/2024.

Issues:

ADMINISTRATIVE INSTRUCTION (GRK) No. 03 / 2025 ON SPECIAL MEASURES FOR REGISTRATION OF JOINT IMMOVABLE PROPERTY ON BEHALF OF BOTH SPOUSES

CHAPTER I GENERAL PROVISIONS

Article 1 Purpose

This Administrative Instruction aims at stimulating the registration of joint immovable properties on behalf of both spouses in public registers.

Article 2 Scope

The provisions of this Administrative Instruction are binding for all central and local institutions, other authorities and natural persons that perform public authorizations (hereinafter public authorities) related to the registration of the immovable property on behalf of both spouses.

Article 3

Definitions

1. Terms used in this Administrative Instruction have the following meaning:

1.1 **Special measures** – are temporary measures aimed at guaranteeing equal gender rights and promoting gender equality in specific fields of the social life.

1.2. **Joint property of spouses** – means the property created during the marriage, which is registered as joint property, is jointly administered and cannot be alienated without the consent of spouses.

1.3. **Fee** – means the amount to be paid for the services of registration of the ownership-possession right.

1.4 **Notary** – means professional lawyer, public officer appointed by the Ministry of Justice to perform the activity provided for by law.

1.5 **Possession** – means the permanent use of the immovable properties.

CHAPTER II

CONTENT AND RESPONSIBILITIES OF THE PUBLIC AUTHORITIES

Article 4

Duties and responsibilities of public authorities

Public authorities are obliged to apply temporary special measures for the purpose of increasing the number of women registered as joint owners, as well as for the purpose of accelerating the realization of the factual equality between men and women in ownership right.

Article 5

The responsibility of institutions in the procedure of joint property registration

1. Public Authorities, for the purpose of realization of the gender equality in ownership right and registration of the joint property on behalf of both spouses, shall take actions in compliance with the applicable legislation.

2. The contract on purchase and other documents for acquiring the ownership and possession right over an immovable property, which has been created with the contribution of both spouses, shall have names of both spouses as bearers of joint ownership right over undefined parts.
3. In cases when the document for the creation of the ownership right over the immovable property created by the contribution of both spouses contains the name of only one spouse, that document can be verified only with the written consent of the other spouse, certified by the competent body.
4. In cases when only one of spouses is registered as the bearer of the ownership right, or the possession right for the joint property, in the register of the rights over the immovable properties, it shall be considered that the registration is done on behalf of both spouses.
5. In cases when the immovable property is registered under the name of only one spouse, the property cannot be sold or alienated in any other form without the written consent of the other spouse, certified by the competent body.
6. Spouses, when necessary, shall prove that have joint contribution in creating the joint property.
7. Notwithstanding paragraph 2 of this Article, if spouses, as joint owners, agree to divide the land on parts determined according to the agreement, it is registered according to the rules of joint ownership, including the part of every spouse.

Article 6

Exemption from the registration service fee

If the spouses register the property and the ownership according to Article 5 of this Administrative Instruction, they are released of paying the fee according to point 6, annex 2 of the fee for services of registration and the property rights of real estate of Administrative Instruction (AI) No. 04/2024 for the Fees and Products/ Cadastral Geodesical Services and Registration of Properties.

Article 7

Bodies responsible for implementation

1. The following bodies are responsible for the implementation of this Administrative Instruction:
 - 1.1. Respective Municipal Cadastral Offices
 - 1.2. Register office

1.3. Respective Municipal Directorate for tax property

1.4. Notary

1.5. Other bodies and institutions that perform the registration of the ownership rights.

Article 8

Bodies supervising the implementation

1. Agency on Gender Equality and Kosovo Cathastal Agency is responsible to supervise the implementation of this administrative instruction and drafts the annual report related to its implementation.

2. Following the entry into force of this Administrative Instruction, the Agency on Gender Equality, in cooperation with other institutions, shall be obliged to launch a campaign aimed at raising awareness of public in relation to this Administrative Instruction.

Article 9

Final and transitional provisions

1. This Administrative Instruction is applicable for the period of 3 (three) year from the day of entry into force.

2. During the implementation of this AI, the Article 6 quits functioning on the Annex 2 for the fees and services to register the Immovable Property Right. of Administrative Instruction (AI) No. 04/2024 for the Fees and Products/ Cathastral Geodesical Services and Registration of Properties.

Article 10

Entry into force

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

Albin KURTI

Prime Minister of the Republic of Kosovo

14 March 2025