

Public registers – reliable data for real estate and commercial law

A unique selling point of the German legal system is its court-based registers, which ensure legal certainty in the areas of commercial law and land law/conveyancing. In fact, this is a particular feature of the German legal system that other countries are striving to emulate. A reliable data base is available to both German and foreign investors, forming the basis of any commercial activity.

The commercial register provides information on sole traders and trading companies and on the persons who can validly represent these businesses in legal transactions.

Anyone can inspect the commercial register at www.handelsregister.de.

Questions such as whether a business partner validly exists, or who can represent an organisation and sign on its behalf, can be answered very quickly, without any need for costly legal opinions.

The commercial register is a technically safe and cost-effective solution for its users.

All communications with the register take place electronically, resulting in efficient and speedy workflows.

All the documents submitted to the register are available on-line.

Land registers contain a record of the entire German territory, providing information on ownership in land and apartments as well as any existing encumbrances.

In contrast to other countries, the content of the German land register (Grundbuch) is indefeasible. This allows for the greatest possible transparency, resulting in real estate transactions in Germany being both extremely safe and reliable. A buyer can completely rely on the information in the land register and has no need to take out expensive title insurance, as is the case in the US for example.