

Decree-Law No. 87/2026, published in the Portuguese Official Gazette (Diário da República) on April 15, 2026 | Amends the Legal Framework of the Simplified Cadastral Information System and BUPi

### RELEVANT LEGAL INSTRUMENTS

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Law No. 78/2017 of August 17

Law No. 65/2019 of August 23

### FRAMEWORK

Law No. 78/2017, of August 17, created the Simplified Cadastral Information System and BUPi to identify rural and mixed properties and their owners, thereby helping to improve knowledge of the land and prevent risks. In 2019, Law No. 65/2019, of August 23, strengthened and expanded this system.

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Decree-Law No. 87/2026 introduces new changes to the legal acts mentioned above and amends the Land Registry Code and the Fee Regulation for Registries and Notary Services.

#### AMMENDMENTS INTRODUCED BY DECREE-LAW No. 87/2026 of APRIL 15

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One of the main changes introduced by Decree-Law No. 87/2026 is the expansion of the concept of 'interested parties' who are allowed to carry out the georeferenced graphic representation (RGG) procedure. In addition to holders formally linked to the Land Registry or registered in the tax records, it now also includes, in the case of rural properties not registered or not described those who can prove their right through a legal document or who declare ownership of the property, thereby initiating a justification procedure.

Regarding the Land Registry, it is reinforced that updating the area of a property in the register is carried out in accordance with the provisions of the Land Registry Code, and the area stated in the RGG may also be relevant in specific situations, thus promoting greater consistency between the physical reality and the register. At the same time, the obligation to use the RGG in property transfer acts is reinforced, ensuring greater transparency regarding the area, boundaries, and location of properties, except in legally defined situations.

This Decree-Law also introduces measures for institutional coordination, allowing data sharing from BUPi between different public entities and, in some cases, with private entities that perform tasks in the public interest, with the aim of centralizing and using data more efficiently.

In procedural terms, a special procedure is created for merging rural properties, to be processed through BUPi, as well as specific deadlines for public consultation and tax registration. The rules governing how procedures and applications linked to the system are processed are also clarified.

In addition, it is made mandatory to include the RGG in procedures for granting financial support related to rural or mixed properties, including those financed by European Union funds.

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Finally, the free-of-charge regime of the Simplified Cadastral Information System is extended until September 30, 2026.

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