

# General Law on the Strengthening and Harmonization of Cadastral and Property Registry Systems

October 27, 2026

On October 23, 2026, the Decree enacting the General Law on the Strengthening and Harmonization of Cadastral and Property Registry Systems (Ley General para el Fortalecimiento y Armonización Catastral y Registral, "the Law") was published in the Official Gazette of the Federation.

The purpose of this Law is to modernize and link information concerning real property in Mexico. It seeks to ensure that cadastral systems, which contain data on the location, area, characteristics, use and value of land parcels, and public registries of property, where acts and rights relating to such property are recorded, have compatible and up-to-date information. This is intended to facilitate the identification of each property, detect discrepancies between the two systems, strengthen legal certainty in relation to real property rights, and reduce the scope for irregular practices.

To achieve this, the Law establishes a framework and mechanisms for coordination among the federal, state and municipal governments, as well as common criteria for integrating, updating, and exchanging information. Its principal tools include a **Unique Cadastral Identifier** (Clave Única Catastral) to identify real property and a **Unique Cadastral and Registry Record** (Cédula Única Catastral y Registral), a document linking cadastral data with registry data. It also proposes national planning instruments (the **National Cadastral Plan** and the **National Registry Plan**), technology platforms (the **Municipal Cadastral Platform** and the **Public Registry of Property Platform**), and the standardization of procedures and services, with the participation of the Ministry of Agrarian, Territorial and Urban Development (Secretaría de Desarrollo Agrario, Territorial y Urbano, "SEDATU") and the Agency for Digital Transformation and Telecommunications ("the Agency"), as well as coordination with the National Institute of Statistics and Geography.

## Transitional provisions (effective date and deadlines)

- Effective date and repeals (First and Second Transitional Provisions). The Law took effect on October 24, 2026, and repealed all legal and administrative provisions that conflict with this new statute.

- Federal deadlines (Third and Fourth Transitional Provisions). The Agency and SEDATU have a maximum period of 30 business days from the effective date to fulfill their technical obligations:

- **Plan guidelines:** The Agency must issue the mandatory rules for implementing the National Cadastral and Registry Plans.
- **Unique identifiers:** SEDATU and the Agency must issue guidelines for integrating the Unique Cadastral Identifier and the Unique Cadastral and Registry Record.
- **Platform activation:** The Agency must launch the Municipal Cadastral Platform and the Public Registry of Property Platform.

- Local adoption and operational flexibility (Fifth Transitional Provision). The country's cadastral and registry authorities must adopt the standardized models for procedures and services, as well as the digital platforms, no later than December 31, 2026, with formal operation beginning on January 1, 2027.

Monitoring clause: The Agency will publish an official schedule in the Official Gazette of the Federation that will adjust the adoption deadlines realistically, assessing municipalities with technological, connectivity, or budgetary shortcomings on an individual basis.

- Legal harmonization in the Federal entities (Sixth and Seventh Transitional Provisions). The Law establishes two deadlines for state and municipal authorities to align their legal frameworks with the reform:

State Legislatures (180 calendar days): State legislatures must amend their laws or issue new local legal frameworks, and must also provide for the necessary resources in their expenditure budgets.

State Executive Authorities and Municipal Councils (180 business days): The heads of the state executive branches and municipal councils have this period to harmonize regulations and secondary rules.

## Real estate tax implications

The Law requires cadastral authorities to keep their cadastral mapping up to date (the set of maps, plans, vector files, and georeferenced orthophotos representing the parcels that make up the national territory, thereby enabling the precise identification of their geographic location and characteristics), in accordance with the deadlines established in the guidelines issued for that purpose.

The implementing guidelines will need to be reviewed in detail to determine the scope of the required updates.

Thus, with respect to the impact on real estate tax matters, updating the information may enable municipal authorities to determine the tax using more accurate data; however, that possible effect does not, by itself, amount to establishing an automatic and across-the-board increase, since the assessment of the tax continues to be governed by the state and municipal legislation applicable in each case.

## Property information and information sharing among authorities

Digitizing information, by itself, does not guarantee its quality or accuracy. Therefore, once the Law is implemented, it will be necessary to verify that the information contains no errors or inconsistencies that could affect the property interests of private parties.

Likewise, the consolidation and exchange of information raise challenges concerning personal-data protection, confidentiality, and information security. It will therefore be essential that the processing and use of such information remain within each authority's legal powers and comply with applicable provisions, thereby safeguarding taxpayers' legal certainty.

Interoperability and information exchange among cadastral, registry, and other competent authorities could strengthen tax audit and enforcement mechanisms by facilitating the identification of inconsistencies among the physical, legal, and tax characteristics of real property, particularly with respect to areas, structures, uses, and cadastral values.

## Implications for real estate transactions

Although the Law is primarily directed at cadastral and registry authorities and does not generally establish direct obligations for private parties, its implementation could have significant practical implications for real estate transactions, particularly purchases and sales, financing, the creation of trusts, leases, and real estate development.

The Law expressly provides that the assignment of the Unique Cadastral Identifier does not, in itself, constitute conclusive evidence of ownership, possession, area, or boundaries, nor does it validate void or irregular acts. Consequently, reviewing title documents and registry history will remain essential in legal due diligence processes, particularly in property acquisitions or the creation of security interests.

Likewise, the mechanisms for exchanging and reconciling information between cadastral and registry authorities could enable the identification of discrepancies in areas, boundaries, or ownership that previously went undetected. From a transactional perspective, such discrepancies could necessitate clarification or regularization procedures, delay the registration of transactions and affect the negotiation of their terms and conditions. In this context, the Unique Cadastral and Registry Record may become more significant as part of the documentation reviewed during legal due diligence and transaction closing, as well as in the provision of financing.

Moreover, integrating cartographic information relating to private property, land held under Mexico's social land tenure regime (*propiedad social*), and publicly owned property into the Municipal Cadastral Platform could facilitate the identification of possible overlaps or discrepancies with *ejido* land, communal land or land in the public domain. This is particularly relevant to acquisitions of large tracts of land, industrial projects, and real estate developments located in peri-urban areas, where the precise identification and delimitation of properties is fundamental to assessing their legal feasibility.

With respect to procedures, the Law provides that procedures carried out and notices served through the relevant platforms have legal effects equivalent to those carried out or served in person. Digital authentication mechanisms include "Llave MX", a digital authentication and identification mechanism linked to Mexico's Unique Population Registry Code (*Clave Única de Registro de Población*, or "CURP"). In this regard, it will be important to monitor the provisions governing access by, and representation of, legal entities, trustee institutions and foreign people, as well as the mechanisms for receiving and tracking electronic notices.

Finally, although the Law took effect on October 24, 2026, its Fifth Transitional Provision provides for implementation of the models and platforms no later than December 31, 2026, with operations beginning on January 1, 2027, in accordance with the schedule to be published by the Agency. In this context, we recommend:

- Preventive review: verify the consistency among the cadastral information, registry information, and title documents for relevant properties, particularly those subject to transactions in progress or expected to be formally executed shortly.
- Contractual protections: assess the inclusion of representations and warranties, obligations to rectify cadastral or registry discrepancies or otherwise regularize the property's legal status, indemnification mechanisms, and deadlines addressing possible documentary inconsistencies or registry delays.
- Closing planning: consider the possible effects of the transition period when scheduling transactions requiring registration with the relevant property registry.
- Regulatory monitoring: monitor the issuance of guidelines, secondary provisions, and operational criteria by the competent authorities, particularly the Agency and SEDATU, in order to identify new requirements or procedures applicable to real estate transactions.

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