

# Cadastre, Registry and deed: three texts, one house

Each was written at a different moment and for a different reason. They meet on the day you want to sell.

## 1 · The papers to gather first

Get everything together before you start. Almost every step in this guide stops dead for one missing document, and starting again costs more than waiting a day.

- The full purchase deed, with its description and boundaries.
- An up-to-date nota simple from the Land Registry.
- The Cadastre's descriptive and graphic record, downloadable free with the cadastral reference.
- The latest IBI bill: it says whose name the house is in for tax, which is not always the occupier.
- The licences for any works carried out, if they exist: a pool or an enclosed porch changes the built area.

## 2 · The order to do things in

- 1 Download the Cadastre record first. It is free and gives you the surface, the year and the features the administration believes you have.
- 2 Order the nota simple and set both texts beside the deed, in three columns: surface, boundaries, holder.
- 3 Note every difference, however small, with its source and date.
- 4 Separate an administrative error from undeclared building work: two different routes and two different costs.
- 5 Correct the Cadastre first if the error is its own, then the Registry: the other way round multiplies the work.

## 3 · The mistakes we see again and again

- Thinking the Cadastre proves ownership. It does not: the Cadastre is fiscal and descriptive, ownership is proved by the Registry.
- Leaving the IBI bill in the seller's name for years. It gets paid anyway, and on selling day it has to be fixed in a hurry.
- Declaring a pool built years ago without first checking what the town hall says about that work.
- Believing a difference in square metres is fixed with a phone call. Almost always a plan signed by a technician is needed.

- Correcting the Registry without correcting the Cadastre. Two years later the discrepancy reappears on the bill.

## 4 · Where you can check it yourself

Official pages, checked on 22/09/2026. The administration changes its screens without warning: if something does not match, the official source wins, not this guide.

- **Sede Electrónica del Catastro**

<https://www.sedecatastro.gob.es/>

- **Registradores de España, nota simple**

<https://www.registradores.org/>

- **Ley 7/1985, la referencia catastral como dato del padrón**

<https://www.boe.es/buscar/act.php?id=BOE-A-1985-5392>

- **Suma Gestión Tributaria, el IBI y su base**

<https://www.suma.es/concepto-ibi>

### If you would rather we did it

**€149** the full report and the correction file

**€69** the written comparison only: deed, Registry and Cadastre

We are not registrars or technicians. A discrepancy in surface or boundaries is corrected with a plan signed by a surveyor or a building engineer, whom you choose and engage. Nor do we register anything at the Land Registry: that is done by a notary or the registrar.

### A question? One message is enough

Write to us on WhatsApp at **+34 613 13 87 84** ([wa.me/34613138784](https://wa.me/34613138784)) and a person answers. Asking costs nothing and commits you to nothing.

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