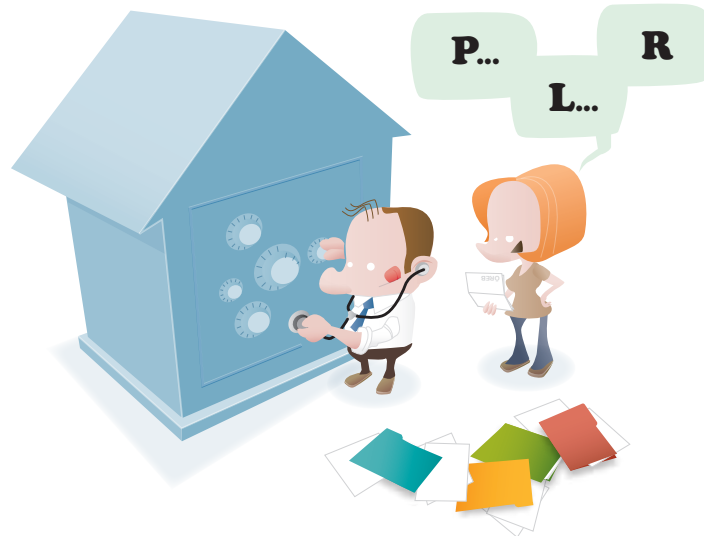




## The Swiss Cadastre of Public Law Restrictions on Landownership (PLR cadastre)

The goal is to establish an official Swiss information system providing a reliable compilation of the most important legal restrictions by 2019. These will be clearly represented for each piece of real estate. In a first step the cadastre will be compiled for eight cantons.



## The PLR cadastre: the most important points at a glance

**No one who owns land in Switzerland can simply use it as he wishes. One has to comply with conditions laid down by parliament and by the authorities. And this means complying with a multitude of acts, ordinances and official restrictions – so-called Public Law Restrictions on Land-ownership Rights (PLR). Until now, it has not been particularly easy to obtain all the information relevant to a specific parcel of land.**

Because a variety of authorities may be involved in the restrictions, a time-consuming trek from office to office is often needed. But now the PLR cadastre offers a solution. In this new cadastre, the most important restrictions that apply to each parcel of land are compiled in a reliable and transparent manner.

The PLR cadastre is being introduced in two phases. By 2015, two to five cantons will have introduced the Register. The remaining cantons will benefit from this preliminary work and should then also introduce the Cadastre by 2019.

# BEFORE



# AFTER



## What is important about Public Law Restrictions on Landownership Rights?

**A categorical distinction is made between private and public law. Private legal terms are agreements between private parties, and public legal terms arise through decisions by parliament or the authorities.**

### **Private law**

Buying a property is a private legal transaction. The buyer and seller agree on the price, and together they stipulate, for example, the date on which the rights and obligations in the property are transferred from the seller to the buyer. Both parties have equal rights, and ultimately it is their decision as to whether they want to do business with each other or not. The private legal conditions are entered in the Land Register and today they are already in the public domain and centrally accessible.

### **Public law**

A PLR on, the other hand, is created as a result of decisions by parliament or the authorities and is binding to the property owner. Normally, those concerned can take part in the consultation procedure before a PLR is imposed, file an objection or contest a ruling. If the relevant decision has already been taken, however, it is binding. It cannot be renegotiated or overturned in an authorisation procedure. There is no central information office for public legal terms at present. This is precisely the loophole that the PLR cadastre will fill.

## Who benefits from the new PLR cadastre?

**Apart from property owners and those involved in the real estate market, public authorities and local government offices will also benefit from the new PLR cadastre.**

The new PLR cadastre provides authorities with an excellent instrument to help them fulfill their duty to provide information efficiently. This is fully in keeping with the Confederation's e-Government strategy, which requires that administrative procedures be made more efficient and more accessible to the public.

The private sector can save time and money because the relevant information on real estate will become very easily available with the introduction of the new cadastre. In addition, the PLR cadastre will increase legal certainty. Real estate in Switzerland is mortgaged to the tune of CHF 700 billion – equally valuable is the importance of quick access to authoritative information in this field.

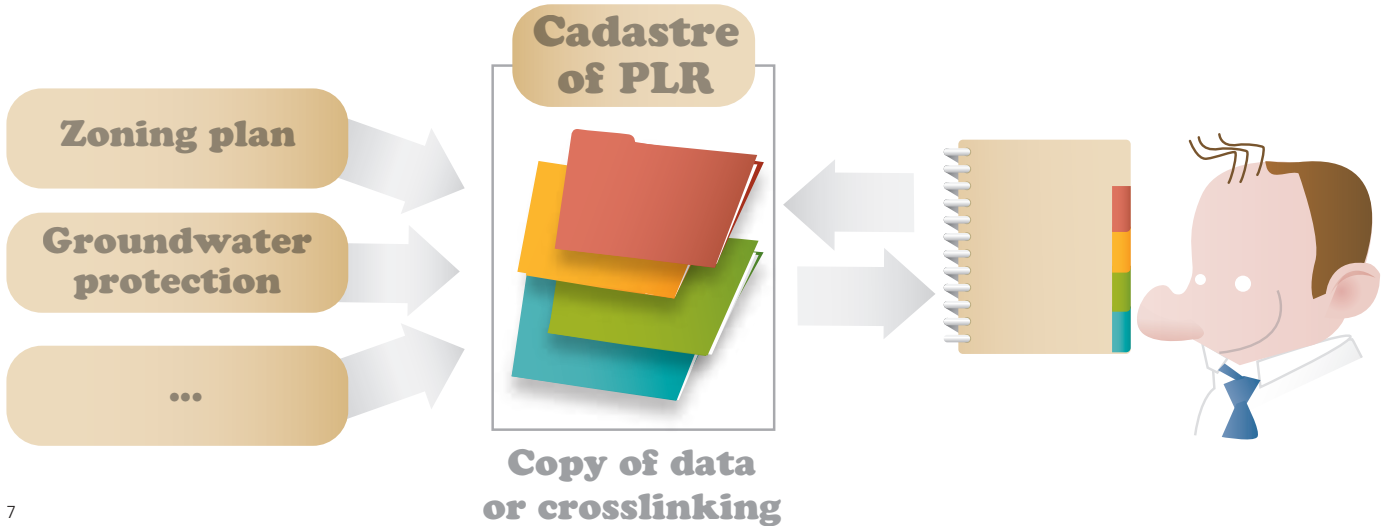
## Mode of operation

**If someone needs information on a specific PLR, he has to contact the relevant office in the canton or the municipality and, even today, will receive the required information without much difficulty.**

However, if someone needs various items of information on the same property from several different offices, for example because he would like to know what restrictions on use affect the property, he is currently faced with a task that is not to be underestimated: in order to get the full picture, he has to obtain the items of information from various offices, and then compare and combine these items with each other. This is not possible without some difficulty. Under certain circumstances, suitable aids are also required in order to evaluate the various items of information.

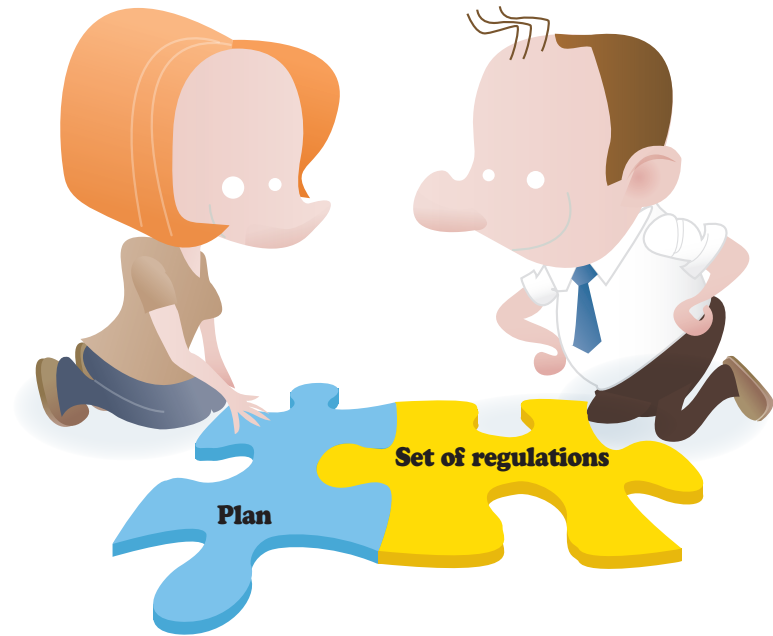
With the PLR cadastre, this work will become considerably easier. It contains the widest variety of information from various different fields: information that is complete, reliable and comprehensible.

Information is available in digital or analog form. By means of a retrieval service, the information is available on the Internet at any time. An analog extract from the Cadastre may be ordered as a hard copy or as a PDF file.



## What does a PLR consist of?

A PLR consists of a plan and a set of regulations. The plan shows the area to which a specific PLR (for example a use zone) applies. The regulations (for example the municipal building regulations) set out what is included in the restriction and what effects it has. A PLR cadastre, therefore, contains graphical elements and legal provisions, published in an easily understandable form.



## How many PLRs are there?

In Switzerland, there are more than 150 different PLRs. In an initial phase at the federal level, the 17 most important restrictions on landownership rights from eight sectors will be included in the Cadastre. The cantons can add further restrictions on landownership rights from their respective territories that have the following features:

- they are clearly defined  
(in the terrain or on a map)
- they relate to a specific number of parcels of land
- they are legally valid

### The 17 PLRs at the federal level

Level	Description
 Spatial planning	<ul style="list-style-type: none"><li>• Use planning (cantonal / municipal)</li></ul>
 National roads	<ul style="list-style-type: none"><li>• Project zones for national roads</li><li>• Building lines for national roads</li></ul>
 Railways	<ul style="list-style-type: none"><li>• Project zones for railway installations</li><li>• Building lines for railway installations</li></ul>
 Airports	<ul style="list-style-type: none"><li>• Project zones for airport installations</li><li>• Building lines for airport installations</li><li>• Aeronautical obstacle map and directory</li></ul>
 Contaminated sites	<ul style="list-style-type: none"><li>• Cadastre of contaminated sites</li><li>• Cadastre of contaminated military sites</li><li>• Cadastre of contaminated sites at civil aerodromes</li><li>• Cadastre of public transport contaminated sites</li></ul>
 Groundwater protection	<ul style="list-style-type: none"><li>• Groundwater protection zones</li><li>• Groundwater protection area</li></ul>
 Noise	<ul style="list-style-type: none"><li>• Noise sensitivity levels (in use zones)</li></ul>
 Forests	<ul style="list-style-type: none"><li>• Forest limits (in building zones)</li><li>• Forest distance lines</li></ul>

**In a similar way to an extract from the Land Register, the PLR cadastre extract provides information on all the recorded graphical information and on the legal regulations connected with a property.**

It contains:

- information on the property,
- a plan for each PLR,
- the official rulings relating to the PLR,
- a list of the relevant legislation and
- the names and addresses of the agencies that can provide further information.

The PLR extract is several pages long, but is also available as a summarised version.

## How do the Confederation and the cantons share the management of the PLR cadastre?

### **The Confederation and the cantons share the management of the PLR cadastre.**

The Confederation specifies the strategy to be adopted and decides on the minimum requirements that the Cadastre must fulfill in relation to organisation, administration, harmonisation, quality of data, methods and procedures. It has delegated supervisory control of the PLR cadastre to the Federal Office of Topography (swisstopo). The cantons organise the management of the Cadastre and decide which bodies will be responsible.

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**Further information to the PLR cadastre, the land register and cadastral surveying can be found under [www.cadastre.ch](http://www.cadastre.ch)**

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