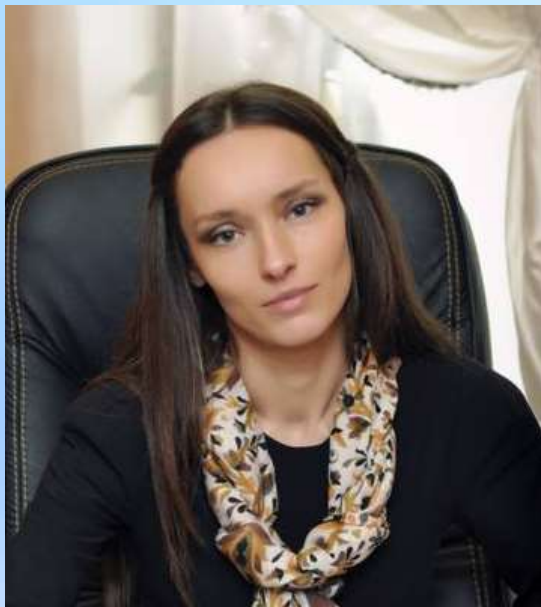




**НОТАРІАЛЬНА
ПАЛАТА УКРАЇНИ**



Tetiana Rachkova

Private Notary

Member of the Council of the Notarial Chamber of Ukraine, Head of the branch of the Notarial Chamber of Ukraine in the Volyn region

Deputy Chairman of the Commission of the Notarial Chamber of Ukraine on International Cooperation

The Notariat of Ukraine

7,000 notaries

The main mission is to certify rights, affirm legally significant facts, and perform other notarial acts to give them legal validity

22 notarial acts



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As of today, Ukrainian notaries:

- authenticate transactions, including contracts, wills, powers of attorney, and requests for notarial authentication of transactions;

(Currently, Ukrainian notaries are working on the legal implementation of authenticating new types of transactions necessitated by the war, such as: a servicemans disposition in the event of death, capture, being taken hostage, internment in neutral countries, or going missing under special circumstances; a natural persons disposition in the event of restricted legal capacity or being declared legally incapacitated; parents disposition regarding the identity of a guardian or custodian for their children in the event of the parents death, being declared legally incapacitated or missing, or being declared deceased; and in cases where parental duties cannot be performed due to health conditions)

- take measures to protect inherited property;

- issue certificates of ownership for a share in the joint property of spouses (or former spouses) based on a joint application, or in the event of the death of one spouse;



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- issue certificates for the acquisition of property from public sales (auctions);
- take measures to establish guardianship over the property of an individual who has been declared missing in action, or a person who has disappeared under special circumstances;
(an action that, unfortunately, is becoming increasingly common and includes the inventory of property belonging to such individuals and the appointment of a guardian for that property)
- issue duplicates of notarial documents kept in the notary's records;
- impose and lift prohibitions on the alienation of real estate (property rights to real estate), unfinished construction projects, future real estate objects whose rights are subject to state registration, shares in the ownership of such property, and, in certain cases, movable property;
- in certain cases, impose a prohibition on the disposal of monetary funds;
- certify the authenticity of copies (photocopies) of documents and excerpts from them;
- certify the authenticity of signatures on documents;
- certify the accuracy of document translations from one language to another;



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- authenticate the fact that a natural or legal person is the executor of a will;
- authenticate the fact that a natural person is alive;
- authenticate the fact that a natural person is in a specific location;
- authenticate the time when documents are presented;
- transmit statements from individuals and legal entities to other individuals and legal entities;
- accept sums of money and securities for deposit;
- make execution endorsements;
- protest bills of exchange;
- execute marine protests;
- accept documents for safekeeping;
- issue certificates of inheritance;

In addition, notaries may be entrusted with performing other notarial acts in accordance with the law.



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Issuance of inheritance certificates

In Ukraine, notaries are responsible for the registration of inheritance rights by issuing a special document: a certificate of inheritance.

Estate planning – consultations on all inheritance matters, including those involving a foreign element.

Authentication of wills and inheritance contracts.

Preparation and execution of applications.

Initiation or renewal of proceedings in inheritance cases, including consideration of the status of specific territories (territories temporarily occupied by Russia, territories of active hostilities, etc.).

Authentication of various agreements regarding inheritance matters (division of inheritance, changes in order of succession, etc.).

Determination of the spousal share and composition of the inheritance.

Determination of the circle of heirs.

Establishing other circumstances and facts relevant to the case, registration of inheritance rights.



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Ukrainian notaries are legally authorized to officially establish and certify inheritance rights.

The certificate of inheritance is irrefutable proof of the transfer of ownership, a final legal decision, and confirmation of the heir's rights to the inherited property.

Heirs exercise their property rights without additional court procedures in undisputed situations.



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Ukrainian notaries also play a key role in ensuring the legal security of business relations and capital circulation, acting as a guarantor of the legality, transparency and reliability of transactions.

Notaries not only authenticate transactions related to corporate rights, investments and real estate, but also ensure their legitimacy, prevent fraud, establish the identity and legal capacity of the parties, their true will, and help prevent and counteract money laundering and terrorist financing.

All of this makes notaries an important element of a stable business environment that already meets many of the requirements of EU law regarding the free movement of capital and investor protection.



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Law of Ukraine on compensation for damage and destruction of certain categories of real property as a result of hostilities, terrorist acts, and sabotage caused by the armed aggression of the Russian Federation against Ukraine.



New concepts:

- Destroyed real estate properties.
- Damaged real estate properties.

Mechanisms for providing compensation for damage and destruction of specific categories of real estate properties.

Procedure for financing housing purchases using a housing certificate.

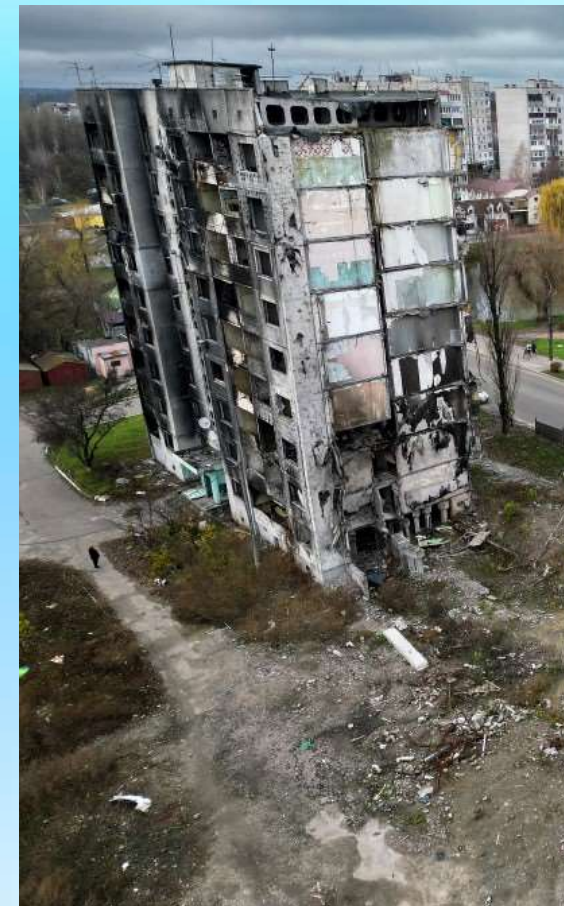


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A **housing certificate** is an electronic document confirming the state's guarantee to finance the purchase of a residential property (including investment in/financing of its construction), land plot on which such an object is located, or a share in the ownership of such property in an amount equal to the monetary sum specified in this document.

Notaries oversee this process by:

- Providing legal advice.
- Assisting in the preparation and submission of compensation applications.
- Conducting state registration of the termination of ownership of real estate in the State Register of Real Property Rights.
- Notarial authentication of a contract for the acquisition of real estate using a housing certificate.
- Imposition of a ban on the disposal of real estate acquired using a housing certificate, for a period of 5 years.



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The ***activities of Ukrainian notaries*** extend far beyond classic notarial functions and encompass a range of other important powers.

State registration of real property rights to immovable property and their encumbrances;

State registration of legal entities, public associations, and individual - entrepreneurs.

Conducting mediation – assisting citizens in resolving disputes without resorting to lengthy and expensive court procedures.

Acceptance and issuance of documents for apostille certification on official documents executed by notaries, as well as on documents issued by justice authorities and courts.

The importance and scope of the powers entrusted to notaries in Ukraine demonstrate the great trust that the state and society place in the notarial system!!!



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International integration

On October 9, 2013, the Assembly of Notariats, members of the UINL, adopted a resolution to admit Ukraine to the International Union of Latin Notaries.

On March 1, 2022, at an extraordinary Assembly of the Council of Notariats of the European Union, the Notarial Chamber of Ukraine was granted observer status.

The decision for Ukrainian notaries to join the European Notarial Network was adopted on 13 December 2024 at the General Assembly of the Council of Notariats of the European Union.



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European integration is an absolute priority for Ukraine

Ukraine's accession to the EU will require the harmonization of notarial legislation and procedures with EU standards.

Ukrainian notaries operate at the intersection of legal systems, requiring a comprehensive knowledge of EU law and its application by the European Court of Justice.

Organizing courses (training programs) on EU law and its application by the European Court of Justice for Ukrainian notaries within the SI Ukraine program is an investment in a European future.

Receiving a grant under the SI Ukraine Cooperation Program will enable Ukrainian notaries to become a significant part of the European notarial system!



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