



Electronic verification of prior payment for the cadastral update to the National Land Administration Authority is established as a requirement for the registration of real estate property in the Public Registry of Panama.



The State Payment Gateway, known in Spanish as “Pasarela de Pago Estatal”, was an initiative adopted by the National Authority for Government Innovation, in order to allow all public entities to collect payments from their procedures electronically. Through this platform, electronic payment of the cadastral update fee is enabled at the National Land Administration Authority (by its abbreviation in Spanish, the “ANATI”).

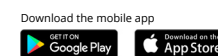
In order to improve the procedures carried out by users in the most effective way possible, the ANATI implements the payment of the cadastral update prior to registration of new entries due to constitution, incorporation, modifications and segregation of real estate property in the Public Registry of Panama (the “PR”).

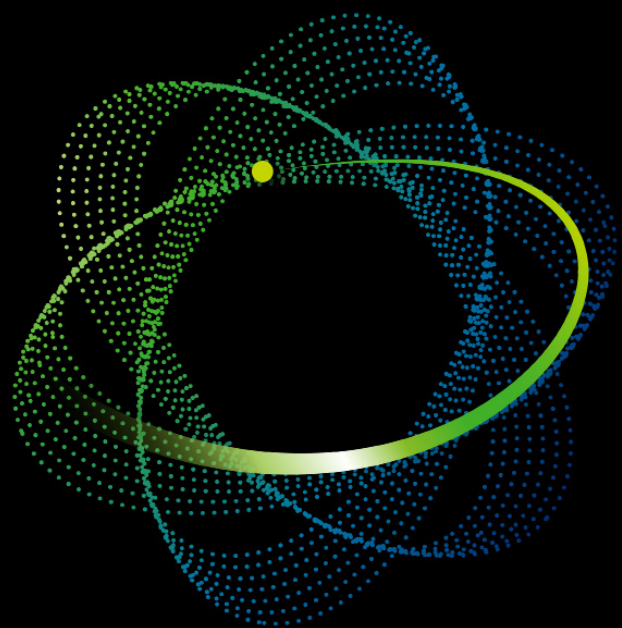
By means of Executive Decree **No. 228 of December 15, 2023**, the electronic verification of said payment is established as a requirement, in accordance with the following:

- In the case of payments made in person at the cash registers enabled nationwide by the ANATI, the proof of payment issued will be provided by the user at the time of entering the deed in the PR.
- In the case of payments made electronically through the State Payment Gateway, verification of this by the PR will be carried out through proof of payment of the cadastral update provided by the user at the time of entering the deed in the PR.
- In the case of payments made by electronic means additional to the State Payment Gateway enabled by the National Government, the allowance of electronic verification of the payment by the PR.
- Any other payment method enabled by ANATI, as long as it allows verification before the PR.

Finally, from now on, the PR will not make any entry related to registration, constitution, incorporation, modifications and segregation of real estate property, as long as electronic verification of the prior payment of the cadastral update before the ANATI is not carried out.

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