

The Cadastre of Public-law Restrictions on Landownership (PLR-cadastre)



knowing

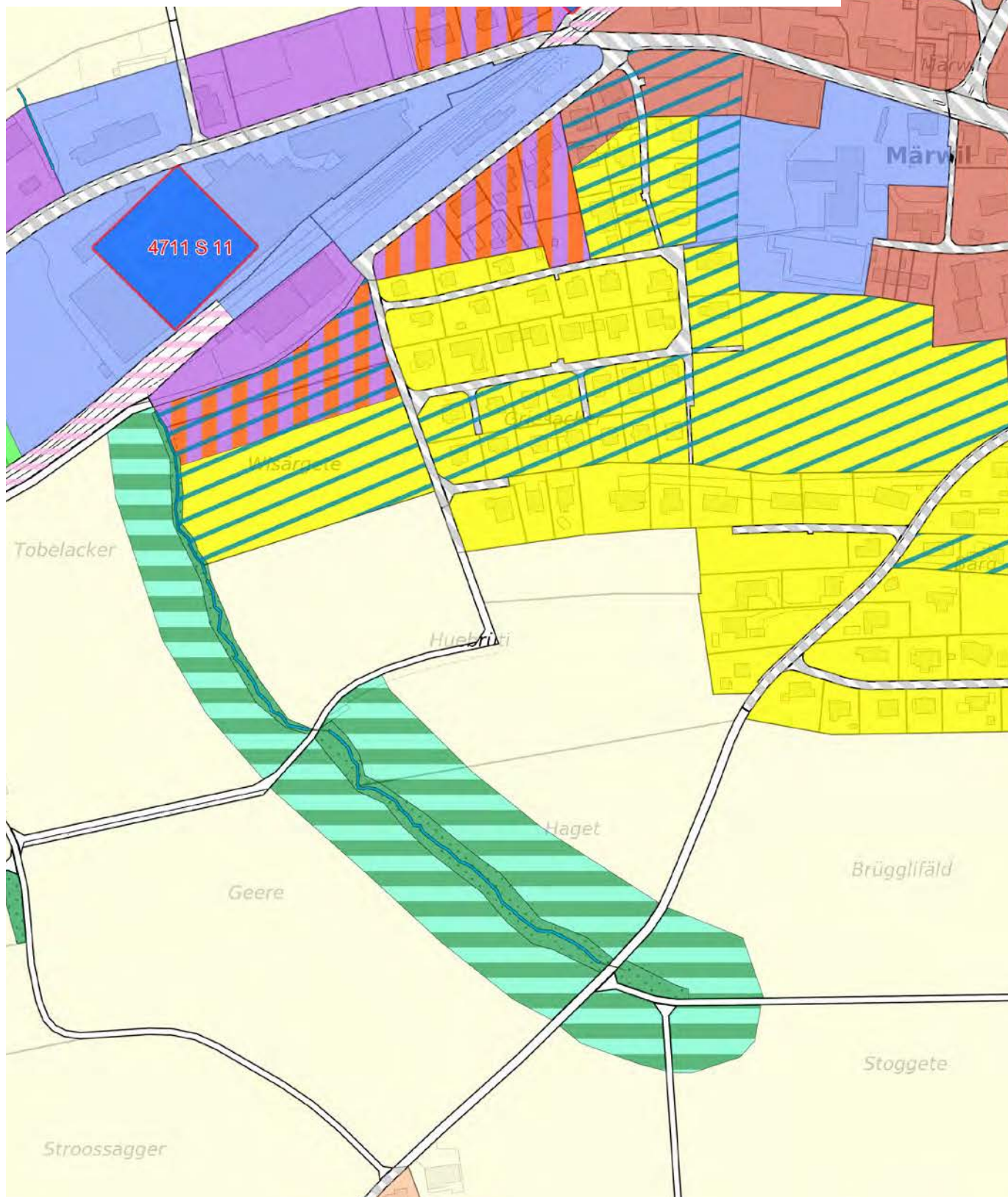
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PLR-cadastre: the reliable official information system concerning public-law restrictions on landownership



An innovative and highly useful instrument for everyone

The PLR-cadastre is an instrument that permits easy access to clearly comprehensible and legally binding information about plots of land in Switzerland.



PLR-cadastre Cadastre of Public-law Restrictions on Landownership

Switzerland is one of the first countries in the world to develop a cadastre in which public-law restrictions on landownership will be systematically documented and centrally published. The first cantons went online with their PLR-cadastrals in 2014, and the complete cadastre will be available throughout the country by 2020.

People who own land in Switzerland cannot simply use it as they wish. They have to comply with certain conditions stipulated in laws and ordinances and enforced by the relevant authorities. There is a broad range of laws, ordinances and official regulations, which together constitute public-law restrictions on landownership rights.

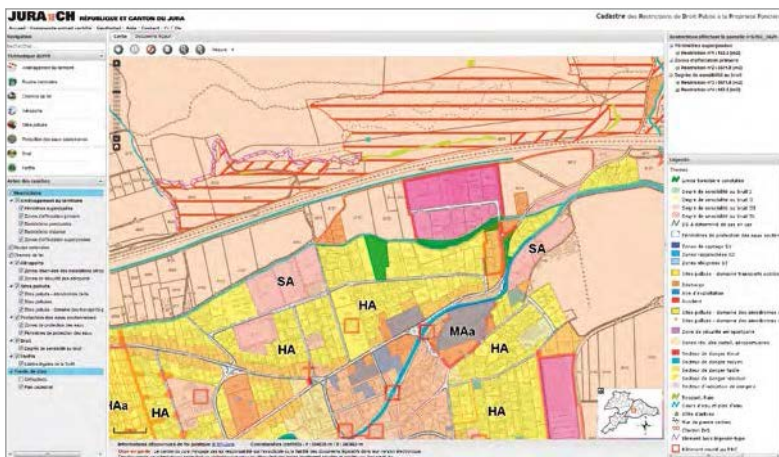
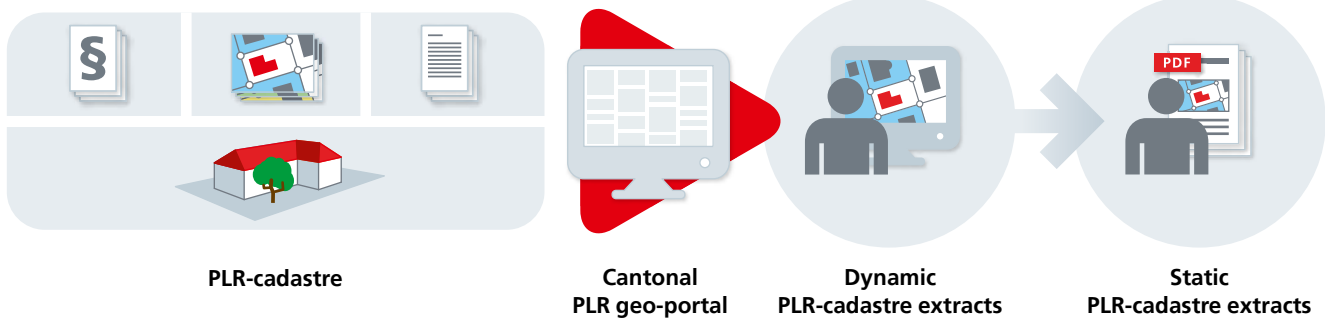
Examples of such restrictions include:

- Building zones, which specify which plots of land may be utilised
- Layout plans, which specify how a building has to be designed
- Building line plans, which specify the minimum distance that has to be maintained between buildings and the border of the plot
- Protection orders (e.g. protection of historical buildings, sites, etc.)
- Noise sensitivity levels
- Groundwater protection zones

Anyone interested in finding out which public-law restrictions apply to a given plot of land can do so quickly and conveniently with the aid of the PLR-cadastre.

Easy access to information relating to public-law restrictions on landownership

Anyone wishing to obtain up-to-date information about public-law restrictions on landownership can do so conveniently online via the freely accessible PLR-cadastre.



PLR-cadastre geo-portal of the canton of Jura.

www.cadastre.ch/ch contains links to all cantonal geo-portals.

The PLR-cadastre comprises a broad variety of data (plans, legal provisions and regulations, details about plots of land), and places all the information at the disposal of everyone in a structured and comprehensible manner. The data can be called up at any time via the cantonal geo-portals, and utilised either in digital or in analogue form.

This means that, thanks to the PLR-cadastre, the previously unavoidable and complex task of obtaining information about all the public-law restrictions relating to a given plot of land from each of the relevant authorities, then comparing them and combining them, will be a thing of the past.

www.cadastre.ch

The Swiss cadastral portal provides access to data relating to the cadastral survey, the land register and the PLR-cadastre.

Dynamic or static extract?

All details recorded in the PLR-cadastre can be called up and utilised in dynamic and/or static form as required.

Dynamic PLR-cadastre extracts – web-based visualisation



Via the cantonal geo-portals, individual public-law restrictions on landownership can be displayed or hidden in any desired combination, and viewed simultaneously, i.e. overlapping one another. Certain other geodata are also available: for example, it is possible to use a national map or an aerial photo as a background image. With a dynamic extract it is possible to display not only individual plots of land, but also entire regions. This makes dynamic extracts valuable aids for dealing with questions and discussing spatial issues.

Static PLR-cadastre extracts – basis for decision-making



Static extracts are available as PDF files and comprise several pages. They contain detailed information about the individual public-law restrictions that apply to a given plot of land. They can be used as the basis for making decisions, for example regarding the granting of a building permit or a mortgage. Static extracts are official documents that may be notarised if required.



Dynamic extract

Components of a static extract from a PLR-cadastre

A static extract is issued for a specific plot of land. It contains a separate page, including a plan and explanatory key, for each applicable public-law restriction.

Overview of public-law restrictions on landownership

The overview shows all available public-law restrictions on landownership and those restrictions that apply to the plot of land.

Übersicht ÖREB-Themen

Eigentumsbeschränkungen, welche das Grundstück 1614 in Volketswil betreffen

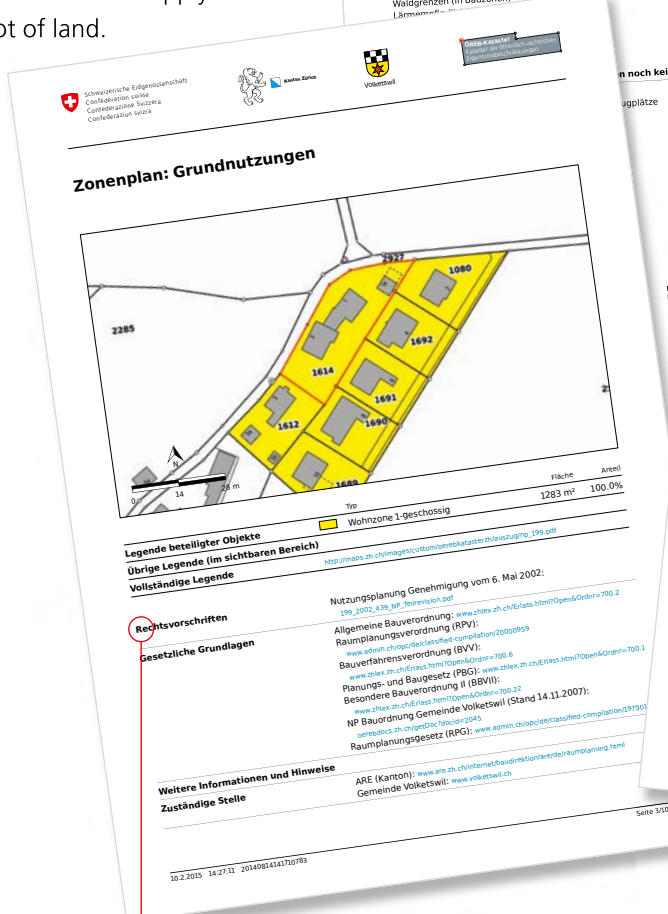
Seite	Anhänge
3	Zonenplan: Grundnutzungen
4	Grundwasserschutzzonen
5	Natur- und Kulturobjekte
6	Belastete Standorte (ZH)

Eigentumsbeschränkungen, welche das Grundstück nicht betreffen

Vorpublikation
Baulinienplan
Kataster der belasteten Standorte – Bereich öffentlicher Verkehr
Waldgrenzen (in Bauzonen)
Lärmkarten...

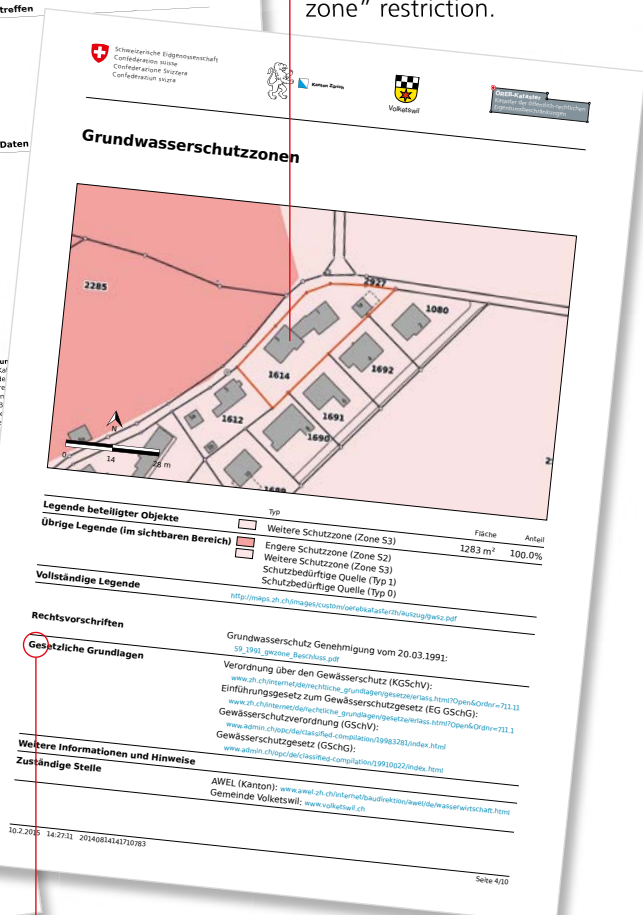
Content of plan with explanatory key

The plan contains a definition of the area in which a given public-law restriction applies – here, a plan relating to a “groundwater protection zone” restriction.



Legal provisions

The legal provisions indicate the rulings on which the restriction is based and which describe the nature of the restriction and its effects. This may, for example, take the form of the acceptance of a municipality's land use plan.



Legal bases

As legal bases, the general regulations on which the rulings are based are cited, for example a cantonal water protection ordinance.

From contaminated sites to forest perimeters: the various public-law restrictions on landownership at a glance

Anyone wishing to find out which public-law restrictions apply to a given plot of land can do so with just a couple of mouse clicks.



Contaminated sites

Cadastre of contaminated sites
Cadastre of contaminated military sites
Cadastre of contaminated sites at civil airfields
Cadastre of public transport contaminated sites



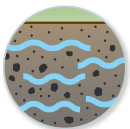
Railways

Project planning zones for railways
Building lines for railways



Airports

Project planning zones for airports
Building lines for airports
Security zone plan



Groundwater protection

Groundwater protection zones
Groundwater protection area



Noise

Noise sensitivity levels (in land-use zones)



Motorways

Project planning zones for motorways
Building lines for motorways



Spatial planning

Land-use planning (cantonal/municipal)



Forests

Forest perimeters (in building zones)
Forest distance lines

In Switzerland there are more than 150 different public-law restrictions on landownership. In the initial phase of its development, at the federal level the 17 most important restrictions from eight sectors will be incorporated into the PLR-cadastre.

Cantons and municipalities will be constantly adding their landownership restrictions, which always have to meet the following requirements: they must be clearly designated (on site or on a map), concern a certain number of plots of land, and be legally binding.

Who can benefit from the PLR-cadastre?

The PLR-cadastre is a valuable instrument for anyone who is interested in the public-law restrictions that apply to a plot of land.



It is extremely useful for existing and future landowners, owners of real estate, planners and architects, private sector engineering companies and players on the property and mortgage markets, as well as for authorities and public administrations.

In the course of the introduction of the PLR-cadastre, the processing and implementation of data will represent an enormous amount of work for the involved authorities at the federal, cantonal and municipal levels. However, once this work has been completed, the authorities will have an outstanding instrument at their disposal for efficiently and effectively fulfilling their duty to provide information – in line with the federal “e-government” strategy, which calls for the provision of “efficient, transparent and economical electronic government services for the population, the economy and the administration”.

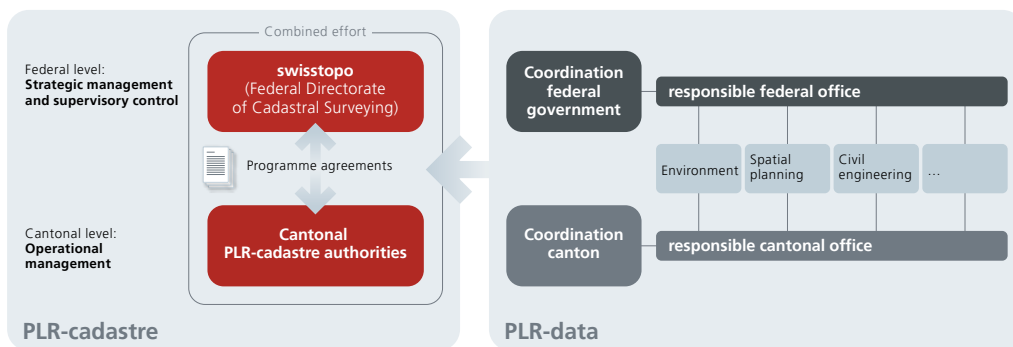
But businesses, too, will be able to benefit from savings in terms of time and costs, because they will have fast and convenient access to the relevant data relating to landownership. The PLR-cadastre will increase market transparency as well as the degree of legal certainty in the real estate sector.



Easy access for everyone: Plans and information about existing public-law restrictions on landownership can be called up for any plot of land via the cantonal geo-portals.

Who is responsible for managing the PLR-cadastre?

The PLR-cadastre is jointly managed by the federal government and the cantons, who also share the associated costs.



The development of the PLR-cadastre is an extremely complex task that involves numerous authorities at the federal and cantonal levels.

The federal government defines the strategic focus of the PLR-cadastre. It specifies the minimum requirements with respect to organisation, administration, harmonisation, data quality, methods and processes, and has appointed the Swiss Federal Office of Topography (swisstopo) as the federal supervisory authority. This duty is performed within swisstopo by the Federal Directorate of Cadastral Surveying.

The cantons are responsible for organising the management of the PLR-cadastre and for appointing the administrative bodies. The office in each canton that is responsible for managing the PLR-cadastre receives the data to be incorporated into it from the relevant authorities. It manages these data and places them at the disposal of the public via the cantonal geo-portal.

In the initial phase, the cantons of Bern, Geneva, Jura, Neuchâtel, Nidwalden Obwalden, Thurgau and Zurich introduced their PLR-cadastrs. The remaining cantons will then introduce their own cadastrs in the period between 2016 and 2020, based on the experiences and findings of the pilot cantons.

The current status of introduction can be viewed by visiting "cadastre.ch/ch", which also contains links to all cantonal geo-portals.



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