

The Future of the Cadastre in Honduras

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EXECUTIVE SUMMARY

Honduras is a country located in Central America, with a territorial extension of 112,492 km², divided into 18 departments, which include 298 municipalities. This territorial distribution combined with a varied municipal categorization is one of the fundamental factors to understand the situation of the Cadastre in the country and its challenges.

If we add to the aforementioned situation the lack of understanding of land administration usually held by municipal mayors, it is possible to understand why most of the Cadastral Offices in the municipalities do not have the technical and economic support required to comply with the requirements of the Law of Municipalities and the Property Law. In the first case, the municipalities are obliged to establish the urban and rural cadaster of their municipal jurisdiction, and to prepare a Land Use Plan (planning instrument) of the urban areas. In the second case, the cadasters carried out by municipalities must comply with the standards, particularly tolerances, defined in the Property Law's Cadastral Measure Regulation.

The larger municipalities have strengthened the Municipal Cadastral Unit, managing to increase their revenue considerably through real estate taxes (IBI). These municipalities have also integrated their Cadastral Unit within other Municipal Units that depend on the Municipal Cadastre information and established one-stop windows (Ventanilla Única). This model has improved and reduced processing times of services to the population, achieving in the best cases online payments of municipal services and taxes.

The subject of cadaster and property records is not new in the country. There have been many efforts, but its outputs have not been maintained. Indeed, the wealth in historic records that the country has in terms of property is of invaluable value and fundamental for the study of national history. For example, there are records of a property called "Concepcion de Panasacaran", file of 8 caballerias (ancient measure), in terms of Coray (now Valle department), measured in favor of Juan V. Amaya in the year 1500. Due to the lack of maintenance of cadastral information, however, departments have been registered more than once. Unfortunately, the activity of Cadastral Maintenance has not been clearly defined in the institutional competencies of the key responsible agencies.

The current legal framework in the country related to cadaster provides for the participation of many key players, such as: municipalities, certified professionals for the provision of cadaster services, and cadastral delegates. Likewise, there is the figure of the "Associated Centers", which are all those institutions, projects and public programs, national or municipal, that carry out cadastral, registry and territorial planning activities. In the case of municipalities or association of municipalities, the figure of the Associated Center is only in terms of cadaster.

In 2004, with the approval of the Property Law, the Property Institute was created with the following functions related to cadastre: 1) creating, developing and managing a national system of territorial information on property; 2) to coordinate and develop the cartographic system of the country; 3) certifying the property registration and cadastral actions; 4) coordinating its activities related to land use planning with national or municipal entities; 5) establishing agreements with national, municipal and private entities regarding the provision of cadastral services and maintenance of the national cadaster.

The most important challenges for consolidating the National Cadastre are as follows: (a) that the Institute of Property be technically strengthened to play an effective role as the national supervisory and policy agency with the objective of regulating, and supervising activities in the subject of property

(cadaster and registry); (b) that the Property Institute delegate responsibilities and functions to the municipalities or association of municipalities that meet the minimum requirements to be designated as Associated Centers in cadaster; (c) that the Property Institute carry out a comprehensive certification of Professionals for the Provision of Cadastral Services, who will have delegation to carry out inspections, measurements and entry of cadastral information directly to the Unified System of Registries (SURE); (d) That in the cadastral areas, those municipalities that have not succeeded in becoming an Associated Center, may resort to the services of the Professionals for the Provision of Cadastral Services to carry out the cadastral maintenance; (e) that the Property Institute consolidate the geodetic network of Reference Stations of Continuous Operation (CORS) and make it available to all stakeholders in the subject of cadaster; (f) that the Property Institute socialize and monitor the application of the Cadastral Measurement Regulation by all those institutions, projects and public programs, national or municipal, that carry out cadastral activities; and (g) that the Property Institute develops the new national system of property administration (SURE 2), that it is aligned with modern service delivery schemes and under the conceptual model of land management standard (Land Administration Domain Model).

To date, important efforts have been carried out to strengthen municipalities, through schemes that allow cadastral surveys focused on areas of economic interest (urban and rural), and especially strengthen Cadastral Units by providing orto-photos, GPS, Total Station and Laser Distancometers, logistics (vehicles and motorcycles), computer and printing equipment, licenses for the management of maps (BentleyMap), and most importantly the training of the human resource for the management of programs and operation of the SURE cadastral maintenance module. This strategy has allowed municipalities to increase their revenues considerably, and now with their own resources, can complete the cadaster of their municipality. Currently, there are 26 municipalities carrying out cadastral transactions by way of cadastral maintenance using SURE, which, after being analyzed, are authorized by the Property Institute.

In the same way, several initiatives have been developed for open-source systems for the management and operation of municipal cadasters. Unfortunately, there has not been an appropriation at the national level and they have only been implemented in municipalities benefiting from Projects that have external financing.

What is the status of the National Cadastral in Honduras? Well, it is a matter of time to get the National Cadastral completed and maintained in each territorial jurisdiction by the municipalities or commonwealth of municipalities. To date, 11 municipalities have been certified as Associated Centers, including the capital city (Tegucigalpa) and the country's main industrial city (San Pedro Sula). It is clear that the current legal framework allows for the delegation and outsourcing models, since in addition the cadastral activity is linked to the real estate registry activity. The latest reforms to the Property Law establish some important actions, such as:

- All real property within the territory of the Republic of Honduras must be georeferenced.
- The cadaster must be linked to the information contained in the Property Registry. There must be a concordance between the content of the cadastral register and the legal reality of the registry to produce the effects of legal certainty that is the subject of the trust in the public registry.
- Registrars should consult the information contained in the database system of the cadastral registry information to proceed to qualify and authorize a registration entry in the Property Registry Real estate that is in the completed cadaster area ...

The sustainability of this model rests upon the issuance of Cadastral Certificates, counting for this with the Cadastral Services Fees. These fees were defined to conduct the cadaster and cadastral maintenance in accordance with the defined tolerances and with the real costs required to complete the work, based on the property's area and its location in the national territory.

After five decades, Honduras is consolidating its land administration system. This will be a fundamental underpinning for the country's economic development and rule of law.

KEYWORDS

Acronym	Meaning
IP	Property Institute
CAM	Municipal Associated Center
MC	Cadastral Maintenance
PCSSC	Certified Professionals for the Provision of Cadastral Services
RPI	Land Registry Property
SURE	Unified Registries System

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1. General Objective

The **objective** of this paper is to analyze the activities and initiatives related to cadaster that are being carried out in Honduras. These involve not only the main governing entity (IP) but also the Associated Centers and certified professionals that provide cadastral services. With the approval of the Cadastral Measurement Regulation, many elements were defined that will allow the modernization, updating and decentralization cadastre.

To meet this objective, the paper will discuss the current status and the main actions being undertaken, and what can be expected in the short term (around 5 years).

2. History of the Cadastre and its Institutional Framework

With the creation of the National Geographic Institute in 1946 and with the support of the United States, activities to build the aeronautical charts and topographic maps of the country began to be developed.

Between the years 1964 and 1970, the first cadastre were made for fiscal purposes in the country, specifically in the two large cities, Tegucigalpa and San Pedro Sula. With the experience obtained in this first effort, the Demonstrative Cadastre Project was implemented at the end of 1972 in the Choluteca and Valle departments, both located in the south of the country and bordering the Gulf of Fonseca.

In 1975, the National Cadastre Program was approved, with the scope of the identification and study of territorial property and natural resources, and the objective of providing information for fiscal and planning purposes at the municipal level. The areas that were registered were the valleys and densely populated human settlements of the departments of Cortés, Atlántida, Yoro, Santa Bárbara, Comayagua, Francisco Morazán, Olancho and El Paraíso. The total area of these departments is 22,000 square kilometers (19.60% of the national territory).

In 1980, the Cadastre Executive Directorate (DEC) was created. In a period of 24 years, prior to the approval of the Property Law (year 2004), the DEC developed a series of projects, which not only contemplated the cadastre (delimitation of properties), but also worked on the administrative and site limits (determination of the original legal nature), valuation activities of urban and rural properties, and the definition of forest land. It is in this period that the Cadastre begins to be consolidated, including physical and digital information.

Since 2004, the Cadastre has been consolidated through the General Directorate of Registries of the Property Institute, and the Property Law and the Cadastral Measurement Regulation. Likewise, the IP begins to work with the municipalities where cadastral activities were undertaken, so that they can carry out the cadastral maintenance requests. This has resulted in a series of successful cases, such as the municipality of Comayagua, in the Comayagua department.

Similarly, since 2004, the Unified System of Registries (SURE) is developed, as a technological platform where the cadastre is linked to the registry, and land tenure regularization begins. It should be noted that the current legal framework (Property Law) had a pioneering vision, already including the possibility of the Associated Centers to innovate with cadastre decentralization.

3. Who can carry out cadastral activities

The governing entity of the National Cadastre is the Property Institute through the General Directorate of Registries, for which it has the Unified System of Registries (SURE), an IT system / platform where cadastral and registry transactions are carried out in the country.

According to the national legislation, there are several institutions that can carry out cadastral activities:

- Property Institute (IP)
- National Agrarian Institute (INA)
- National Institute for Forest Conservation and Development, Protected Areas and Wildlife (ICF)
- National Institute of Statistics (INE)
- Municipalities of Honduras

Each of these institutions carries out cadastral activities in areas of its competence, including:

- 🇧🇩 IP: performs cadastral surveys in urban and rural areas.
- 🇧🇩 INA: carries out cadastral surveys in rural areas of agricultural vocation.
- 🇧🇩 ICF: carries out cadastral surveys in forest areas.
- 🇧🇩 INE: carries out cadastral surveys throughout the country, as part of the National Census.
- 🇧🇩 Municipalities: carry out cadastral surveys in urban and rural areas within their jurisdictions / limits.

Therefore, each institution performs cadastral activities according to its competence and purpose, but only that cadastre that is published in SURE is considered as the official one.

The Property Law and its Regulations define the cadastre as *a single and public administrative technical record made up of geographic information as an inventory of all the properties in a country.*

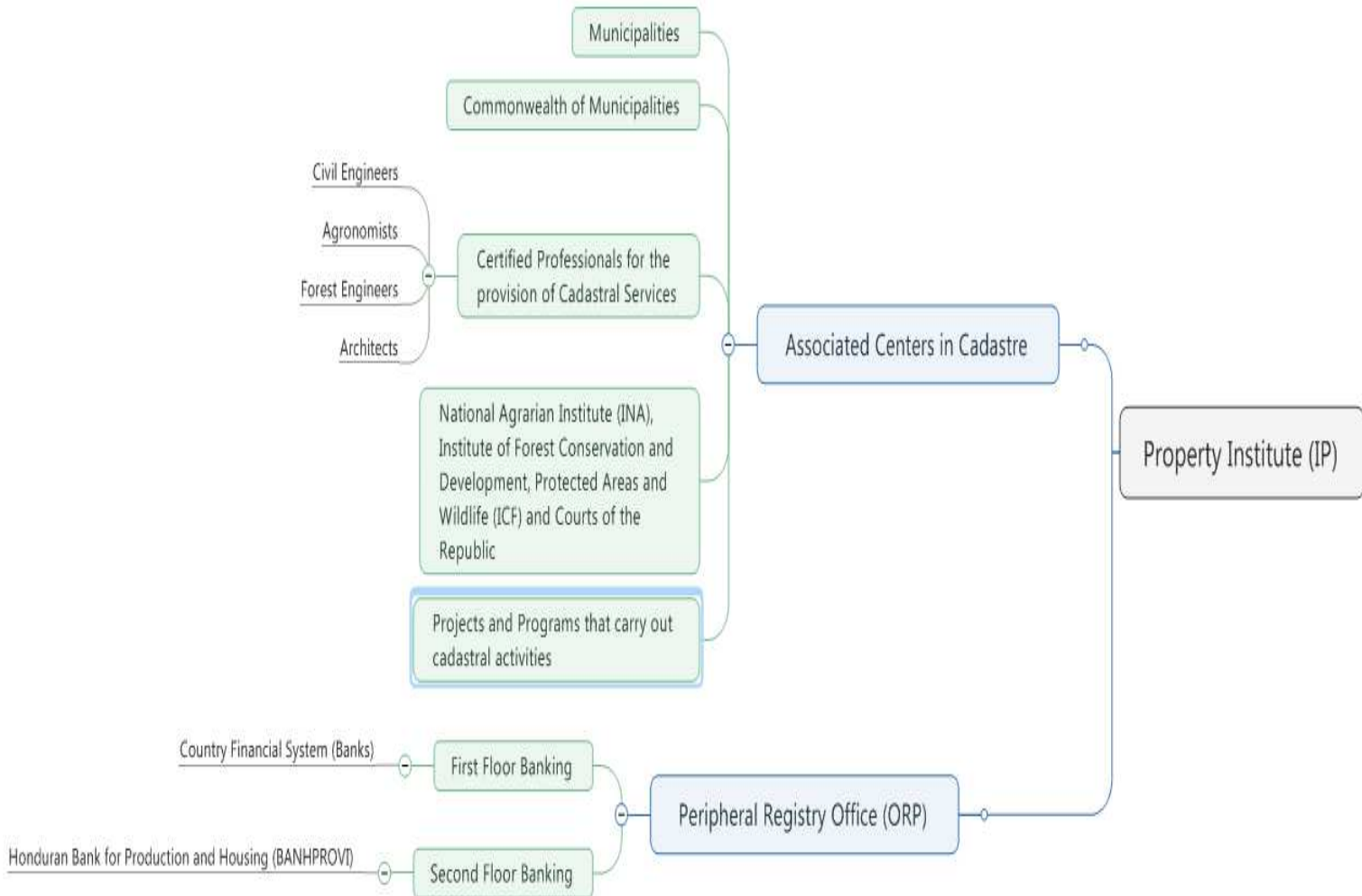
In the latest amendments to the Property Law, the georeferencing term was added, *which is the physical location of the property established through a coordinate system, in order to link the registry information with the cadastre information.*

In the same way, the term Cadastral Measurement or Cadastral Survey is used, describing it as: *the set of technical and administrative activities oriented to obtain ex officio or at the request of a party and in a systematic way the precise, graphic and descriptive information of the properties or real estate units of the national territory.*

Therefore, the Cadastral Measurement process includes the following activities:

- ✓ Declaring an area as “zone to undergo cadastre surveying (Zona a Catastrar)”.
- ✓ Preparatory activities, including: investigation of municipal cadastre, collection of orthographic material, and investigation of titling processes carried out by other institutions.
- ✓ Investigation of Administrative Limits and Sites, when deemed appropriate and necessary.
- ✓ Communications campaigns.
- ✓ Cadastral Survey.
- ✓ Desk-based activities (entry of alphanumeric and geographic information in SURE).
- ✓ Field and desk-based quality control.
- ✓ Administrative Public Display of Information (VPA).
- ✓ Declaration of completion of cadastre (Zona Catastrada).

Articles 54 and 58 of the Property Law establish who can be designated as Associated Center in terms of Cadastre, including the Peripheral Registry Offices. The following lustration provides the detail of the natural and legal persons that can perform this delegation.



4. Implementation Experience

The cadastre in Honduras was strengthened with the development of SURE, since all the information generated and / or validated by the Property Institute is published. Moreover, in the best of cases, this information is linked to the registration of the property, in the case of the properties that have a registry antecedent property registered in the Real Property Registry (RPI).

Likewise, begin to perform affectations and administrative burdens, in cases that apply. All this dynamic has been developed since 2004, and as a result the Government has managed to register around 1.2 million urban and rural properties.

By having a geo-referenced cadastre and modernized RPI, increased efforts have been made to regularize land tenure and strengthen property rights. The titled and / or regularized properties begin to be recorded by the municipalities that operate the SURE, meaning in the end higher income by concept of IBI, since the increments in land of the parcel titled increases by around of 40%.

The municipalities of the department of Comayagua have been carrying out cadastral update activities in an uninterrupted manner, making use of the Municipal Cadastral Maintenance Module. The process that until now is in operation is that the municipality makes the request and an official of the IP analyzes all the information that supports the change request, and if it is satisfactory, the cadastral maintenance is performed.

The figure of CAM considers the delegation to the municipal technicians of the cadastral maintenance transaction, making use of the established procedure, with the technicians taking civil and criminal responsibility for any anomalous action.

With support from the Bank-financed Second Land Administration Project (PATH II), the *Procedures Manual to issue Technical Certification of Municipalities as a Municipal Associated Center* was approved. Subsequently, the 11 municipalities in the country have been certified, including: Distrito Central (Tegucigalpa), San Pedro Sula, Puerto Cortés, Choloma, La Lima, Pimienta, Villanueva, El Progreso, Olanchito, Comayagua and Siguatepeque.

The first certification process included 15 municipalities, of which only 11 achieved certifications. The municipalities that did not achieve the minimum score (70%) must carry out some improvements in terms of cadastre, equipment and licensing.

It is expected that in the short to medium term around 55 municipalities would be able to obtain the CAM delegation. The rest of municipalities would need to look for other mechanisms, such as associating among themselves (Associations of Municipalities) or forming alliances with the PCSSC.

In the country, there are municipalities that are eminently rural, and in many cases their territorial area and number of parcels is not significant, a situation that is reflected in the municipal structure. The annual registration transactions carried out in some of these municipalities are minimal, since the land market is generally aligned with the local economy. In these cases, it would not make sense for the municipality to make a large investment in the cadastral activity.

The first 11 certified municipalities began to exercise their delegation under the current methodology, creating the corresponding users to perform cadastral maintenance requests, with the IP controlling

the change during a first phase. A second and last phase will be the delegation to carry out the cadastral maintenance directly in SURE and, consequently, in the database of the National Cadastre.

Although there is a general agreement for the operation of the CAM, there are still pending details related to the share of the Cadastral Fee to be divided between the municipalities and the Property Institute. The percentage that will correspond to the municipality should be used to carry out the cadastral update, regardless of whether it is desk-based or through a field inspection. In the case of the IP, the percentage will be used to periodically carry out the quality control of the municipal office and in the field, thus ensuring that the municipalities carry out cadastral maintenance within the framework of the Property Law and Cadastral Measurement Regulation.

In 2009, rates were approved for the measurement of urban and rural properties. In 2016 a new fee proposal was developed, which included other services provided by the institution, such as: authorization for taking aerial photographs, placement of geodetic points (GPS), Site Survey and printing of cartographic material. Unfortunately, despite having worked on this proposal inter-institutionally, the authorities have not submitted such proposal for approval to the IP's Board of Directors.

Although the Property Law since its approval contemplates the figure of the Certified Professional for the Provision of Cadastral Services, it is up to the approval of the Cadastral Measurement Regulation, approved in November 2016, when the procedure to be followed is defined. The only professionals considered by the Law are the following: Civil Engineer, Agronomist, Forest Engineer and Architect.

After more than a year of the approval of the Cadastral Measurement Regulations, there is still no certification procedure nor the system that will be used to keep track of the cadastral activities carried out by the PCSSC, as well as the percentage of distribution of the cadastral certification fee.

All the field inspections will include the estimation of the value of the land and of the buildings and improvements that are built in the property. This will help against tax evasion with respect to the capital gain tax (which represents 10% of the gain obtained) and the tradition of real estate (which corresponds to 1.5% of the value of the sale of the property). This valuation action will come to support the municipalities and will represent an update of the cadastral values, which generally represents around 40% of the commercial value of the property.

In brief, with the support of all the actors and with the new IT system (SURE 2), in Honduras there will only be one cadastral database in the future, the "National Cadastre", having the following benefits:

- a. Have a national database of Cadastre that is interoperable with other databases, allowing the much-desired Land Management System, which incorporates economic, social, planning and risk management aspects, among others.
- b. Be the first database that contributes to the completion and operation of the National Spatial Data Infrastructure Project (INDES).
- c. To have a complete and updated cadastral database, complying with the standards established in the national regulations (Property Law / Cadastral Measurement Regulation). It will also have the security measures that allow the confidentiality, availability and integrity of the data.

As stated at the beginning of the document, there are still cases where there is loss of data at the municipal level, specifically with the change of authorities. These incidents reflect the indiscriminate handling of taxes by the municipal authorities. Unfortunately, after the

electoral process last November of 2017, there were fires in at least four municipalities, where information on the cadastral base was lost in at least two of them.

- d. Reliability in the registration of real estate, since the geo-referenced base of the cadastre will avoid the position of rights. The concept of Folio Real georeferenced or linked to the cadastre will be the norm throughout the country.
- e. Savings in licenses, equipment and training, since the SURE 2 will incorporate municipal modules that allow an effective administration of its Public Treasury and collection of its taxes and fees, since everything is linked to real estate.

The following describes the municipalities where cadastral information published in the SURE is available:

Table 1: Urban and rural land by municipality entered in the SURE

Urban and Rural land admitted to the SURE								
No.	Department	Municipality	Parcels					
			Urban	Area (Km ²)	Rural	Area (Km ²)	Total	Area (Km ²)
1	Atlántida	La Ceiba	3,719	8.5976	882	257.86801	4,601	266.4656
2		El Porvenir	2,144	1.3757	631	82.39219	2,775	83.7679
3		Esparta	2,136	3.4129	3,536	355.13942	5,672	358.5523
4		Jutiapa	2,109	2.8310	5,916	403.93748	8,025	406.7685
5		La Masica	6,747	14.4185	2,943	295.36483	9,690	309.7833
6		San Francisco	3,616	3.5751	758	89.88099	4,374	93.4561
7		Tela	14,461	28.1588	10,033	780.03896	24,494	808.1978
8		Arizona	3,656	6.7980	2,876	312.69358	6,532	319.4916
9	Colón	Trujillo	10,795	9.4119	10	28.98411	10,805	38.3960
10		Balfate	516	0.5011	0	0.00000	516	0.5011
11		Iriona	0	0.0000	6,484	1961.54641	6,484	1961.5464
12		Limón	0	0.0000	3	18.14936	3	18.1494
13		Sabá	2,425	2.6068	3	2.51121	2,428	5.1180
14		Sonaguera	4,583	9.2432	0	0.00000	4,583	9.2432
15		Tocoa	5,059	4.4495	0	0.00000	5,059	4.4495
16		Bonito Oriental	3,184	5.7265	0	0.00000	3,184	5.7265
17	Comayagua	Comayagua	28,109	16.0206	39,517	664.46269	67,626	680.4833
18		Ajuterique	1,994	1.4200	4,562	53.93243	6,556	55.3524
19		El Rosario	4,585	9.1825	7,161	250.65875	11,746	259.8413
20		Esquíás	2,228	3.4601	7,950	433.30461	10,178	436.7647
21		Humuya	311	0.2431	526	57.32839	837	57.5715
22		La Libertad	2,280	2.8898	8,576	293.27415	10,856	296.1639
23		Lamaní	1,410	1.7084	3,650	332.76697	5,060	334.4754
24		La Trinidad	547	1.1143	1,502	94.12598	2,049	95.2403
25		Lejamaní	1,534	0.8479	1,578	17.92225	3,112	18.7701
26		Meámbar	1,319	2.3958	5,700	424.91744	7,019	427.3132
27		Minas de Oro	1,831	3.1358	5,063	392.49902	6,894	395.6348
28		Ojos de Agua	725	0.8465	4,835	191.83275	5,560	192.6792

Urban and Rural land admitted to the SURE								
No.	Department	Municipality	Parcels					
			Urban	Area (Km ²)	Rural	Area (Km ²)	Total	Area (Km ²)
29		San Jerónimo	2,748	3.5258	7,305	199.74651	10,053	203.2723
30		San José de Comayagua	821	1.3893	3,130	114.41798	3,951	115.8073
31		San José del Potrero	821	1.1377	2,854	198.76880	3,675	199.9065
32		San Luís	1,074	2.7818	3,839	120.46757	4,913	123.2494
33		San Sebastián	789	1.0871	1,472	96.19796	2,261	97.2851
34		Siguatepeque	31,897	59.1446	13,816	403.31506	45,713	462.4597
35		Villa de San Antonio	4,557	5.4061	7,396	310.96219	11,953	316.3682
36		Las Lajas	1,924	3.4463	2,771	82.17919	4,695	85.6255
37		Taulabé	1,889	1.4170	9,608	180.75167	11,497	182.1687
38		Copán	Florida	1,626	1.1432	667	0.66178	2,293
39	San Pedro		0	0.0000	3	14.07635	3	14.0763
40	Cortés	San Pedro Sula	193,119	126.5400	3,146	183.46257	196,265	310.0026
41		Choloma	64,052	27.0540	6,850	270.99265	70,902	298.0467
42		Omoa	8,144	8.4099	4,581	402.89113	12,725	411.3010
43		Pimienta	7,156	3.1661	640	38.62053	7,796	41.7866
44		Potrerosillos	8,981	3.9794	1,221	81.25077	10,202	85.2301
45		Puerto Cortés	33,720	30.6988	9,997	340.61732	43,717	371.3162
46		San Antonio de Cortés	0	0.0000	3,354	238.71696	3,354	238.7170
47		San Francisco de Yojoa	0	0.0000	495	79.96551	495	79.9655
48		San Manuel	30,664	13.1534	1,273	125.78401	31,937	138.9374
49		Santa Cruz de Yojoa	11,903	8.8791	3,879	703.76466	15,782	712.6438
50		Villanueva	47,979	22.7944	4,009	347.34847	51,988	370.1429
51	La Lima	19,556	10.4322	1,747	99.23241	21,303	109.6646	
52	Choluteca	Choluteca	3,555	5.7093	18	26.38397	3,573	32.0933
53		El Corpus	0	0.0000	4	0.01414	4	0.0141
54		Marcovia	0	0.0000	6	18.67013	6	18.6701
55		Namasigue	0	0.0000	15	29.22033	15	29.2203
56		Pespire	2	0.0004	5	4.21754	7	4.2179
57		San José	0	0.0000	14	8.86546	14	8.8655
58	El Paraíso	Yuscarán	0	0.0000	18	24.66890	18	24.6689
59		Danlí	94	4.1447	2,588	285.81343	2,682	289.9581
60		El Paraíso	8	0.7750	3	17.44728	11	18.2223
61		Guinope	0	0.0000	5	11.02198	5	11.0220
62		Moroceíl	0	0.0000	24	35.33575	24	35.3358
63		Potrerosillos	0	0.0000	3	0.04812	3	0.0481
64		Trojes	0	0.0000	4	11.56311	4	11.5631
65	Francisco Morazán	Distrito Central	207,959	250.1057	6,951	890.42404	214,910	1140.5298
66		Cedros	2,677	4.3794	44	106.29872	2,721	110.6781

Urban and Rural land admitted to the SURE								
No.	Department	Municipality	Parcels					
			Urban	Area (Km ²)	Rural	Area (Km ²)	Total	Area (Km ²)
67		El Porvenir	39	0.5021	34	55.57557	73	56.0777
68		Guaimaca	20	2.5339	70	100.86111	90	103.3950
69		La Venta	1,410	3.1883	155	11.34611	1,565	14.5344
70		Lepaterique	0	0.0000	74	9.77796	74	9.7780
71		Maraita	251	0.3343	80	33.97922	331	34.3135
72		Ojojona	3,159	8.2501	0	0.00000	3,159	8.2501
73		Sabanagrande	3,666	7.7777	9	28.47836	3,675	36.2560
74		San Antonio de Oriente	0	0.0000	69	41.65365	69	41.6536
75		San Buenaventura	4	0.6776	9	23.27060	13	23.9482
76		San Ignacio	4	0.0103	0	0.00000	4	0.0103
77		Cantarranas	27	0.5623	47	130.00361	74	130.5659
78		Santa Ana	9	0.7426	33	36.49670	42	37.2393
79		Santa Lucia	3,262	4.0164	0	0.00000	3,262	4.0164
80		Talanga	7	1.6786	89	72.27623	96	73.9548
81		Tatumbra	0	0.0000	41	29.40010	41	29.4001
82		Valle de Ángeles	2,967	5.3976	1,488	80.45447	4,455	85.8520
83		Villa de San Francisco	0	0.0000	18	60.44850	18	60.4485
84		Vallecillo	3	0.3815	2	10.54314	5	10.9246
85		Puerto Lempira	0	0.0000	29	7595.04890	29	7595.0489
86		Brus Laguna	0	0.0000	7	1731.12461	7	1731.1246
87		Ahuas	0	0.0000	2	430.28556	2	430.2856
88		Juan Francisco Bulnes	0	0.0000	4	623.96663	4	623.9666
89		Ramón Villeda Morales	0	0.0000	1	621.87842	1	621.8784
90		Wampurirpi	0	0.0000	2	719.36617	2	719.3662
91		La Esperanza	224	0.4746	13	6.56214	237	7.0367
92		Dolores	180	2.1926	0	0.00000	180	2.1926
93		Intibucá	4,244	7.9424	1,833	21.91806	6,077	29.8605
94		Jesus de Otoro	3,928	8.0355	2,143	57.75862	6,071	65.7941
95		Masaguara	0	0.0000	33	3.01644	33	3.0164
96		San Juan	646	1.2806	0	0.00000	646	1.2806
97		Yamaranguila	697	5.0143	7	15.82911	704	20.8434
98		Roatán	3,901	7.2222	2,612	58.51965	6,513	65.7418
99		Guanaja	2,902	70.2975	0	0.00000	2,902	70.2975
100		José Santos Guardiola	4,085	59.0667	0	0.00000	4,085	59.0667
101		Utila	2,221	40.2535	0	0.00000	2,221	40.2535
102		La Paz	1,385	2.6453	1,362	8.04031	2,747	10.6856
103		Mercedes de Oriente	0	0.0000	19	1.12743	19	1.1274
104		Lempira	2,074	2.2563	317	1.05779	2,391	3.3141

Urban and Rural land admitted to the SURE								
No.	Department	Municipality	Parcels					
			Urban	Area (Km ²)	Rural	Area (Km ²)	Total	Area (Km ²)
105		Erandique	5	0.2248	609	3.56717	614	3.7920
106		Guarita	0	0.0000	19	17.84007	19	17.8401
107		La Campa	474	1.4926	0	0.00000	474	1.4926
108		La Iguala	269	0.6797	0	0.00000	269	0.6797
109		Las Flores	758	2.5309	0	0.00000	758	2.5309
110		Lepaera	0	0.0000	968	2.66008	968	2.6601
111		San Rafael	0	0.0000	6	4.91852	6	4.9185
112		Talgua	301	0.5315	0	0.00000	301	0.5315
113		Tomalá	0	0.0000	191	0.55193	191	0.5519
114		Tambla	3	0.6948	0	0.00000	3	0.6948
115	Ocoatepeque	Ocoatepeque	1,286	1.2191	0	0.00000	1,286	1.2191
116		Concepción	200	0.1086	2	3.44970	202	3.5583
117		Fraternidad	199	0.2359	0	0.00000	199	0.2359
118		La Labor	0	0.0000	180	15.02862	180	15.0286
119		Mercedes	0	0.0000	145	21.54253	145	21.5425
120		San Francisco del Valle	954	0.7616	250	14.02914	1,204	14.7907
121		San Marcos	991	0.5696	152	2.98355	1,143	3.5532
122		Sinuapa	0	0.0000	217	20.21048	217	20.2105
123	Olancho	Juticalpa	7,517	8.3075	12,147	1114.18603	19,664	1122.4935
124		Campamento	47	0.1087	7	28.43342	54	28.5422
125		Catacamas	6,267	15.9643	3,793	400.76681	10,060	416.7311
126		Concordia	0	0.0000	5	13.10301	5	13.1030
127		Dulce Nombre de Culmí	0	0.0000	12,071	1393.23752	12,071	1393.2375
128		El Rosario	0	0.0000	9	54.33069	9	54.3307
129		Esquipulas del Norte	467	0.3860	0	0.00000	467	0.3860
130		Gualaco	137	0.5744	697	435.73455	834	436.3089
131		Mangulile	678	0.5974	0	0.00000	678	0.5974
132		San Esteban	576	1.8013	1,313	565.67385	1,889	567.4752
133		San Francisco de Becerra	0	0.0000	1,859	210.84922	1,859	210.8492
134		Santa María del Real	2,194	3.6955	627	50.89412	2,821	54.5897
135		Patuca	0	0.0000	219	65.46215	219	65.4621
136	Santa Bárbara	Santa Bárbara	107	0.0371	0	0.00000	107	0.0371
137		Arada	0	0.0000	2	11.75573	2	11.7557
138		Concepción del Norte	0	0.0000	62	2.36418	62	2.3642
139		El Níspero	0	0.0000	5	17.35857	5	17.3586
140		Petoa	0	0.0000	130	19.62801	130	19.6280
141		Quimistán	624	0.4077	1	0.88222	625	1.2899
142		San Pedro Zacapa	526	1.0665	235	17.39756	761	18.4641

Urban and Rural land admitted to the SURE								
No.	Department	Municipality	Parcels					
			Urban	Area (Km ²)	Rural	Area (Km ²)	Total	Area (Km ²)
143		San Vicente Centenario	0	0.0000	3	0.87671	3	0.8767
144		Las Vegas	10	0.9943	0	0.00000	10	0.9943
145	Valle	Nacaome	3,867	5.1373	1,330	89.81828	5,197	94.9556
146		Amapala	15	2.3849	6	9.42441	21	11.8093
147		Aramecina	520	0.7312	0	0.00000	520	0.7312
148		Caridad	421	0.5199	0	0.00000	421	0.5199
149		Guascorán	4	0.6454	9	10.14096	13	10.7863
150		San Lorenzo	5	0.9064	87	24.70692	92	25.6133
151		Yoro	Yoro	155	0.3006	8,086	982.62141	8,241
152	Arenal		0	0.0000	378	89.55459	378	89.5546
153	El Negrito		0	0.0000	1,794	174.41510	1,794	174.4151
154	El Progreso		53,754	31.9697	11	12.42867	53,765	44.3984
155	Jocón		0	0.0000	1,104	129.83625	1,104	129.8362
156	Morazán		80	0.0216	3,422	300.78868	3,502	300.8103
157	Olanchito		19,934	14.5436	455	109.86018	20,389	124.4038
158	Santa Rita		0	0.0000	164	24.70903	164	24.7090
159	Sulaco		251	0.3958	1,147	89.91825	1,398	90.3141
160	Víctoria		110	0.1144	3,663	344.29833	3,773	344.4127
161	Yorito		532	0.8905	761	34.58457	1,293	35.4751
Totals			945,291	1,089	297,393	33,457	1242,684	34,546

In Honduras, it is estimated that there are around 3.0 million parcels, which would mean that only 41.42% are recorded in SURE. Therefore, resources are required to continue to carry out systematic cadastre, keeping in mind that some of the cadastre will be generated on a demand basis, based due to the registry transactions that are carried out on specific properties, since the RPI requires the georeferencing of parcels.

Another interesting fact is that there is total and partial cadastral information of 161 municipalities in the country, meaning 54% of the total of the country's municipalities (298).

Likewise, we can conclude that on average, an urban parcel has a size of 1,152.10 square meters (m²) and the rural parcel has a size of 7.31 hectares (ha). These data combined with the average cost to carry out the urban and rural cadastral survey, until the declaration of "Zona Catastrada" allows to estimate of how much it would cost us to complete the entire country.

The average costs for the cadastral survey are the following:

- Urban parcels → USD 30.99
- Rural parcels → USD 72.81

(These data based on the costs under the of two phases of the Land Administration Program of Honduras (PATH), in the 2010-2017 period).

5. Recommendations

The Property Institute, as the governing body of the cadastral issue, must make progress in the following activities in the short term:

- ❖ Delegate as Municipal Associated Center in Cadastre the first 11 certified municipalities, providing close support to them for at least six months. This support should help minimize the mistakes that may occur during the initial learning curve and consolidate the management of the Municipal Cadastral Maintenance Module. IP would focus on of authorized technicians that will carry out cadastral maintenance or, where appropriate, income from new plots,
To accomplish the above, the percentage of the cadastral fee that corresponds to the municipalities and to the Property Institute must be agreed, with the objective of guaranteeing the development of cadastral activities and their validation through quality control.
- ❖ Conclude the installation and operation of the CORS Network in the country, making available to all relevant actors, the data files that allow the GPS data post processing. This would ensure that all cadastral survey activity carried out in the national territory is georeferenced to said Network.
- ❖ Conclude the design of the curriculum and the procedure to be used for conducting training, evaluation and certification of Professionals for the Provision of Cadastral Services. This will allow immediate compliance with the provisions of Article 47 of the Property Law, which defines the following:

The registrars should consult the information contained in the cadastral registry information system database to proceed to qualify and authorize a registration entry in the Real Property Registry located in the registered area. You cannot register any transaction on irregular registered properties.

Throughout the country, the georeferencing of the properties over which registrable transactions are carried out will be mandatory, regardless of whether it is under the personal folio system or the Folio Real. In those cases, in which there is no georeferencing, the cadastral delegates who work in the registration offices or the professionals who are certified for that purpose, will raise at least two geographic coordinates using the regulations issued by the Property Institute.

In all the registry offices there must be cadastral delegates who are responsible, according to the demand of the users, for the georeferencing of the properties that lack geographic identifiers or cadastral keys.

- ❖ Form a technical supervision team, which must carry out cabinet and field quality control activities of the cadastral product generated by the Associated Centers and / or Certified Professionals for the Provision of Cadastral Services.
- ❖ Define the economic model that guarantees that the Property Institute has an income while taking on activities that pertain to its mandate and functions as the country's main land governing entity, as regulator, policy maker, and supervisor of cadastral and registry products. Currently all online consultations are free, for example, making it convenient for lawyers and other interested parties to follow the registration process of a real estate property,

- ❖ Consolidate the Land Administration Domain Model scheme, which was already outlined, while awaiting the development of the new system (SURE 2).