Securing Land Rights for Broadband
- Land Acquisition for Utilities in Sweden

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Digital Agenda for Europe

- Better exploit the potential of information and communication technologies
- Fast and ultra-fast Internet access for all
Sweden

• Area: 450,000 square kilometers
• Population: 9 million
• 85% urban, 15% rural

• Goal for 2020: 90% of all households and businesses should have access to broadband at minimum speed 100 Mbps

Considerations for choosing way of securing land

• Where and how to build the network?
• Who to own and maintain the network?
• Any existing agreements?
• …
• Contractual right or decision by Cadastral authority?
Three ways of land acquisition

1. Usufruct (right of user)

2. Utility easement

3. Joint facility

1. Usufruct (right of user)

• Company establishing broadband
• No involvement of any authority
• Contractual right (voluntary agreement)
• Oral or written form
• Valid for 25 years in planned areas, otherwise 50 years
• Optional entry in the Real Property Register
Cadastral authorities in Sweden

- State or municipal authorities – no private cadastral surveyors
- Acting impartially, considering all interests
- Subdividing land, securing land rights etc. through cadastral procedure – official rights
- Updating the Real Property Register

2. Utility easement

- Company establishing broadband
- Cadastral procedure – Cadastral authority
- Coercive measure (if no agreement)
- Official right
- Unlimited in time
- Compensation according to Expropriation Act (if no agreement)
- Entry in the Real Property Register
3. Joint facility

• Group of property owners building and managing their own broadband utility
• Cadastral procedure – Cadastral authority
• Official right – all properties having shares
• Unlimited in time
• Entry in the Real Property Register
• Joint property association may be formed

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