

The New Cadastral Law: What It Changes and What Owners Should Do

A single property key, cadastres linked to public registries, and digital procedures: what the General Law establishes, what remains open, and how to prepare your property file.

Unique key

One cadastral identifier for each property.

Linked records

Cadastral and real folio in a single record.

Key dates

Platforms due Dec. 31, 2026; operating Jan. 1, 2027.

The General Law for the Strengthening and Harmonization of Cadastre and Registries (Ley General para el Fortalecimiento y Armonización Catastral y Registral) entered into force on October 24, 2026. It sets rules for coordination among the Federation, the states, and the municipalities so that cadastres and public property registries can share reliable, interoperable information.

A new key identifies the property; it does not replace the title deed or settle who owns it.

For owners, the practical effect is twofold: property data will be cross-checked more systematically, and discrepancies between the cadastre and the registry may become easier to detect.

1. What the Law Is and When It Applies

The decree was published in the evening edition of the Official Gazette of the Federation (*Diario Oficial de la Federación*, DOF) on October 23, 2026, and the law took effect the following day. It stems from an initiative of the President, was approved by the Senate on October 14, and rests on Congress's constitutional power to issue general laws harmonizing public property registries and municipal cadastres (Article 73, section XXIX-R).

Oct. 23, 2026	Publication in the DOF (evening edition).
Oct. 24, 2026	The law enters into force.
Dec. 31, 2026	Deadline for cadastral and registry authorities to adopt the harmonized models and national platforms.
Jan. 1, 2027	Target date for the systems to begin operating.

The Ministry of Agrarian, Territorial and Urban Development (SEDATU) and the Digital Transformation and Telecommunications Agency are to issue guidelines for adopting the key and the record described below. Owners should watch for them, as practical details will depend on those rules.

Official text: Decree issuing the General Law for the Strengthening and Harmonization of Cadastre and Registries, DOF, Oct. 23, 2026 (evening edition): dof.gob.mx.

2. What the Law Creates

Unique Cadastral Key

(*Clave Única Catastral*)

An individual identifier for each registered property or real estate unit.

Unique Cadastral and Registry Record

(*Cédula Única Catastral y Registral*)

Links the cadastral key to the property's real folio (*folio real*) in the Public Registry of Property.

The law also provides for a Municipal Cadastral Platform and a platform for the Public Property Registries, designed to interoperate and to support digital procedures. The management and use of the information remain under the authority of the states and municipalities, which are responsible for it.

3. What It Does Not Change

- The key is not full proof of ownership or possession, and it does not validate void acts.
- It does not replace the title deed or its registry inscription.
- It does not, by itself, regularize a property or automatically correct discrepancies among records.
- The distinction between ownership and possession remains: the origin of any occupation and the supporting documents must still be reviewed.

4. How to Prepare Your Property File

- ✓ Compare the cadastral record (owner, address, surface area, use) with the title deed and its registry inscription.
- ✓ Check the real folio and request an up-to-date Certificate of Freedom from or Existence of Liens.
- ✓ Confirm that Real Estate Alert (*Alerta Inmobiliaria*) is active and that the registered contact details are current.
- ✓ Address pending regularizations: inheritances, adjudications, or transfers that have not been formalized.
- ✓ Keep property tax receipts and any valuation or cadastral notices you receive.
- ✓ When the key and record are assigned, verify them and report any discrepancy in writing, keeping proof of filing.
- ✓ Use only official channels, and be wary of intermediaries or messages offering to “process” your key for a fee.
- ✓ Seek legal advice before challenging a valuation or requesting a correction to a record.

Updated information helps detect risks early, but legal certainty still rests on the title deed and its registry inscription.

The implementing guidelines are still pending. This note should be reviewed as they are issued.

Last updated: October 26, 2026.

Sources: Official Gazette of the Federation (DOF, Oct. 23, 2026, [decree](#)); Chamber of Deputies; press reports (El Universal, Expansión, La Silla Rota).

This note is informational and does not constitute legal advice.