

**Tytuł pracy w języku angielskim.**

**Significance of the entry in the land and mortgage register.**

In the following research study, has been made and attempt to assess the functioning of the importance of the entry in the land register under the rule of declaratory entry approved by the Polish legislator in view of the advisability of approval of the constitutive entry to land register.

**In the Polish legal system constitutive entry is only required while it is established in a special provision. The Legislator adopted in article 155 of Code Civil, that sale agreement, agreement on the exchange, donation agreement or any other agreement imposing the obligation to transfer ownership of the real property, transfer the ownership onto the purchaser, unless specifically inapplicable laws or parties have agreed otherwise.**

Due to the fact, that ownership of land could only be transferred by agreement, entry to the land register despite its obligation has a declaratory character, which only register emerged legal regime. After conclusion of the contract a situation where, until entry is registered in land register, one person figures as an owner, while the other one is a real owner of the land.

The purpose of this thesis is to prove through historical analysis, legal solutions accepted by the other European countries and analysis of functioning of the rules connected with entry to land register, that Polish legislator should immediately implement the principle of constitutive entry to land register.

**Keywords: entry to land register, rule of entry, declaratory entry, constitutive entry, the ownership right to real estate,**