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the Built Environment

Processes of Sale in the Nordic Countries Comparisons

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Figure 1. Deed of sale criteria for ownership registration.

	Denmark	Finland	Iceland	Norway	Sweden
Requirement for written deed of purchase	√	√	√	√	√
Requirement for seller's signature	√	√	√	√	√
Requirement for attest by witnesses of seller's signature	√	√	√	√	√
Requirement for purchaser's signature	√	√			√
Requirement for attest by witnesses of purchaser's signature		√			
Requirement for paid purchase sum before signing of deed of purchase	√			√	√
Requirement for stated purchase sum in the deed of purchase	√	√	√	√	√
Requirement for paid purchase sum before registration of ownership	√			√	√
Mandatory registration of ownership		√			√



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Figure 2. Forms of contract and legal consequences.

	Denmark	Finland	Iceland	Norway	Sweden
Valid contract	Verbal agreement	Written contract of sale	Written contract of sale	Verbal agreement	Written contract of sale
Contract form for registration of ownership	Written	Written	Written	Written	Written
Possibility to secure preliminary contract	Dormant registration	Registration	Dormant registration	Dormant registration	Dormant registration
Fulfilled purchase	Deed of purchase	Deed of purchase	Deed of purchase	Deed of purchase	Deed of purchase
Transfer secured relative third party	Ownership registration	Ownership registration	Ownership registration	Ownership registration	Ownership registration
Total legal control over property	Ownership registration	Ownership registration	Ownership registration	Ownership registration	Ownership registration



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Figure 3. Simplest possible purchase.

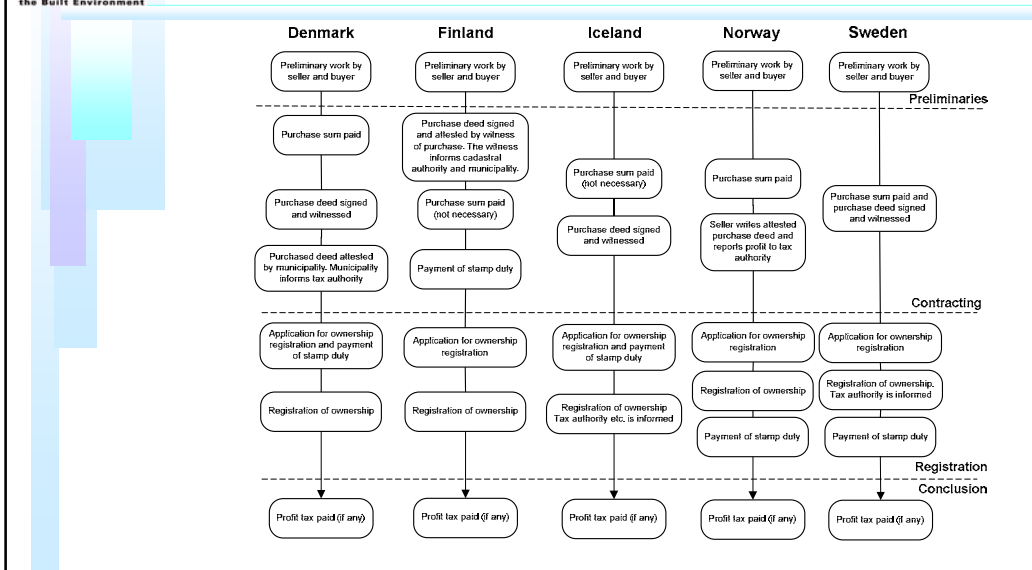




Figure 4. Normal purchase in Denmark (figure continues on right side).

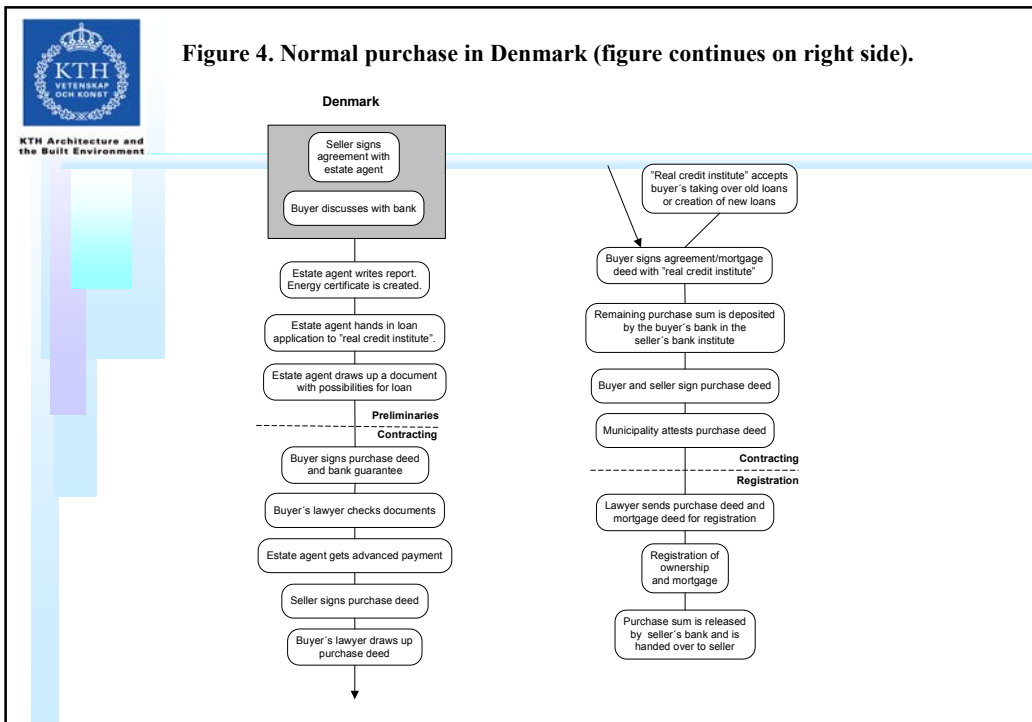


Figure 5. Normal purchase in Finland and Sweden.

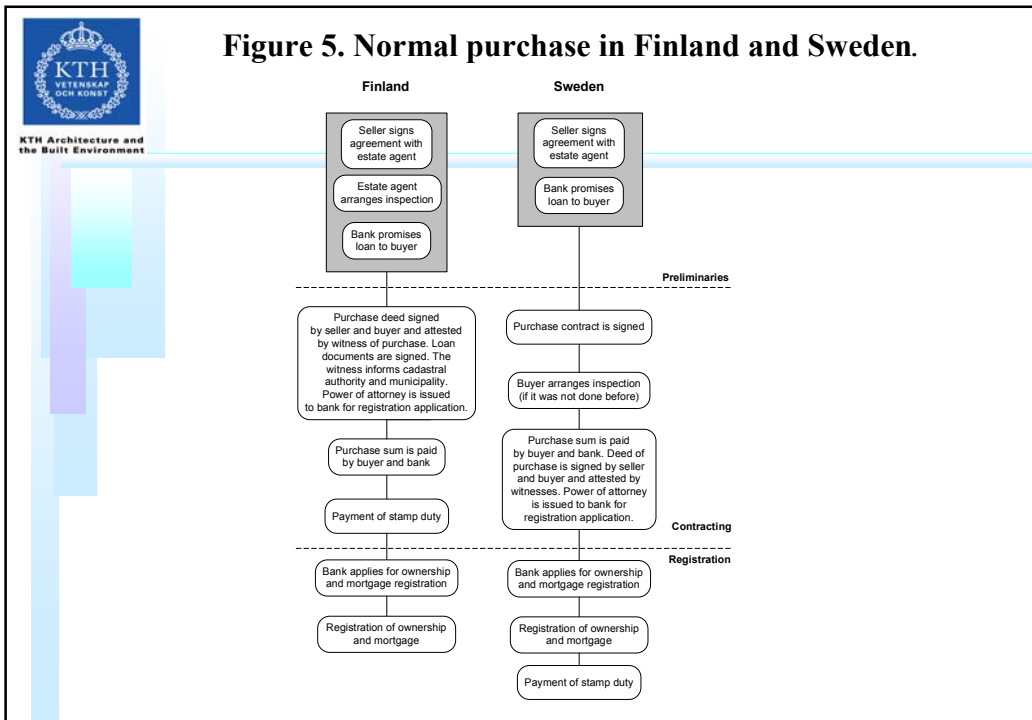


Figure 6. Model process of normal purchase.

