

bnt journal

CZECH REPUBLIC

■ REAL ESTATE CADASTER WILL BE GOVERNED BY NEW LAW

As of 1 January 2014, cadastral matters will be governed by a new Cadastral Act, under which buildings will no longer be accounted for as separate real property, but as a part of the land underneath. Entries into the cadaster will newly be performed also on the basis of electronic submissions (in addition to the previous system of submissions in the form of physical deeds). The Act also introduces new measures aimed at the protection of current property owners (which, however, will result in lengthier proceedings).

[More here](#)



WHAT IS THE LATEST DEVELOPMENT REGARDING THE GUARANTORSHIP FOR VAT ARREARS?

■ The guarantorship for unpaid VAT on grounds of having paid into an account that was not published on the tax authority's website will not be enforced until 31 December 2013. [More here](#)

CIVIL-LAW COURT PROCEEDINGS, TOO, ARE SET TO CHANGE AS OF 1 JANUARY 2014

■ Hand in hand with the recodification of Czech private law, the law-maker has also modified the rules governing court procedures. In the future, disputes from relationships under the law of obligations between businesses will in the first instance be heard before the county courts (okresní soudy) as opposed to the regional courts. Another big change is the creation of a separate law designed to govern how non-adversarial procedures are to be conducted. [More here](#)

LEGAL AND TAX NEWS

■ Parliament has passed the majority of laws accompanying the new Civil Code and the Corporations Act, i.e., in particular, the Registry Act, the Act on Special Court Procedures, an amendment to the Code of Civil Procedure, and an accompanying act implementing the requisite changes in other laws. They will come into force alongside the New Civil Code and the Corporations Act, i.e., as at 1 January 2014. [More here](#)

■ By contrast, the Senate ultimately dismissed a [bill for the amendment of tax laws in connection with the new private law](#) (known as the "tax package") and [the bill for a Conveyance Tax Act](#).

■ Effective as of 1 August 2013, the minimum wage was raised from CZK 8 000 to CZK 8 500 per month. [More here](#)

■ Effective as of 1 August 2013, supervision over the profession of insolvency trustees has been ramped up, along with a more precise definition (and tightening) of the rules which must be followed in carrying out this profession. [More here](#)

SELECTED JUDICATURE

■ If a board member by himself or herself executed a contract on behalf of the company even though they were not authorized to bind the company by legal transactions acting independently (because co-signing by another board member is always required), then such a declaration of the "will to contract" cannot be considered a declaration of will of the respective joint-stock company. In this respect, it is irrelevant whether the other members of the board of directors knew of the conclusion of the contract or approved of it, or whether both contractual parties acted as if they considered themselves bound by the contract.

[More here](#)

PEOPLE

■ bnt is proud to be able to announce that **Mgr. David Fechtner**, a long-time member of our firm, has successfully passed his bar exams. He will from now on be working for us in the position of Associate. His core areas of specialization are **companies law, public procurement issues, and insolvency law**. Also among his professional interests are the **hunting law and firearms and ammunition regulations**. David Fechtner is fluent in Czech and German. If you are interested in his services, drop him a line (david.fechtner@bnt.eu).

SAVE THE DATE

■ bnt invites you to its booth at the EXPO REAL, to which the firm is returning for the fifth time already

We would be delighted if you found the time and accepted our invitation to the 16th International Trade Fair for Property and Investment: the EXPO REAL 2013 (www.exporeal.com), which takes place in Munich from 7 – 9 October 2013. Partners of selected local offices of **bnt | attorneys-at-law** will be at your service throughout the event, at **Booth Nr. 031 in Hall C1**. Please let us know if you are interested in meeting up for a friendly talk (info.cz@bnt.eu).