

Pursuant to Article 44 paragraph (2) item 3) of the Central Bank of Montenegro Law (OGM 40/10, 6/13, 70/17, 125/23) and Article 32 paragraph (6) of the Law on consumer credits (OGM 15/25), the Council of the Central Bank of Montenegro, at its meeting held on 20 November 2025, passed the following

DECISION ON THE METHOD OF DATA STORAGE AND THE DETAILED CONTENT OF IMMOVABLE PROPERTY RECORDS

Subject matter

Article 1

This Decision shall prescribe the method of data storage and the detailed content of records of valuations of immovable property accepted as collateral based on agreements on consumer housing loans.

Terms and Definitions

Article 2

The terms used in this Decision shall have the following meanings:

- 1) **consumer** means a natural person who, in transactions covered by the Law on Consumer Credits, acts for purposes which are outside his or her trade, business, craft, or professional activity;
- 2) **creditor** means any person who grants or promises to grant a loan in the course of that person's trade, business or professional activity;
- 3) **housing loan agreement** means an agreement on a consumer housing loan secured by a mortgage or other similar collateral on a residential building or other immovable property of the consumer or secured by a right in connection with that immovable property, as well as a loan agreement the purpose of which is to acquire or retain property rights over land or on an existing or planned building;
- 4) **consumer buying immovable property for the first time** means a consumer who has not previously been granted a loan for the purchase of immovable property;
- 5) **holiday house, or a holiday apartment** means a building or part of a building that is used occasionally or seasonally, and which is not an auxiliary building intended for agricultural machinery, tools and other equipment;
- 6) **construction land intended for the construction of a residential building** means a cadastral plot, defined by boundaries and designated by a number in the cadastral municipality in accordance with the cadastral plan;

- 7) **year of construction of the residential building** means the year of construction of the residential building, regardless of any subsequent reconstruction of that residential building;
- 8) **area of the yard, or the cadastral plot** means the area of the cadastral plot on which the house is located, minus the area of the house and other buildings (auxiliary buildings, garages, etc.) on that plot;
- 9) **total amount payable by the consumer** means the sum of the total amount of the loan and the total costs for that loan;
- 10) **total annual disposable income** means the amount of net income earned by the consumer on an annual basis (based on data from the JPR template or, if not available, from other sources);
- 11) **total debt of the consumer** includes all outstanding liabilities for loans/non-banking loans approved by credit institutions and financial service providers, and represents the amount at the time of approval of the housing loan;
- 12) **gross annual lease income** means the amount that the tenant pays to the consumer as the lessor on an annual basis;
- 13) **Member State** means a Member State of the European Union and a signatory state of the Agreement on the European Economic Area;
- 14) **third country** means a foreign country that is not a Member State of the European Union and a Member State until the accession of Montenegro to the European Union;
- 15) **LTV-O indicator** represents the loan amount to immovable property value ratio as collateral at the time of loan approval.

Detailed content of immovable property records

Article 3

The immovable property records kept by the creditor in accordance with the law shall contain at least the following data:

- 1) unique designation of the immovable property determined by the creditor in accordance with the internal policy;
- 2) immovable property status in the contractual relationship with the consumer:
 - housing loan agreement - secured by a mortgage on a residential building or other immovable property;
 - housing loan agreement - secured by fiduciary transfer of ownership rights on a residential building or other immovable property; or
 - housing loan agreement - acquisition of property rights on a residential building;
- 3) type of immovable property:
 - house intended for residence;
 - apartment intended for residence;
 - holiday house;
 - holiday apartment;

- house for rental purposes (where the consumer has explicitly stated renting as the purpose of purchase);
 - apartment for lease purposes (where the consumer has explicitly stated leasing as the purpose of the purchase);
 - garage that the consumer purchases or that is a collateral together with the residential building from indents 1 to 6 of this point;
 - parking space that the consumer purchases or that is a collateral together with the residential building from indents 1 to 6 of this point;
 - construction land intended for the construction of a residential building from indents 1 to 6 of this point;
 - agricultural, forest and other land;
- 4) for built residential buildings:
- year of construction of the residential building;
- 5) for unfinished residential buildings (where available):
- year of commencement of construction; and
 - year of planned construction completion;
- 6) cadastral data on immovable property:
- extract from the real estate folio in the land register;
 - number of the real estate folio in the land register;
 - cadastral municipality number;
 - data on the land plot;
 - data on the holder of rights over the land plot;
 - data on buildings and special parts of buildings and holders of rights thereto;
 - data on utility lines and holders of rights thereto; and
 - data on encumbrances and restrictions;
- 7) the area of immovable property used as collateral;
- 8) the area of the yard, or the cadastral plot, used as collateral;
- 9) name and surname, as well as the unique master citizen number of the holder of the ownership rights over the immovable property used as collateral;
- 10) residence of the holder of property rights over the immovable property used as collateral:
- Montenegro;
 - a Member State; or
 - third country;
- 11) data on the valuation of immovable property used as collateral:
- estimated value of immovable property;
 - valuation date;
 - valuation methodology;
 - name and surname, that is, the name of the appraiser; and
 - appraiser's head offices;
- 12) data on all subsequent valuation of immovable property used as collateral:

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- type of valuation (authorized appraiser or statistical valuation);
 - estimated value of immovable property;
 - valuation date;
 - valuation methodology;
 - name and surname, that is, the name of the appraiser; and
 - appraiser's head offices;
- 13) data from the housing loan agreement and other data related to the loan:
- for pledged immovable property - lien order (for immovable property encumbered with multiple liens);
 - for immovable property that is the subject of purchase and, where applicable, collateral;
 - the date of the agreement on the purchase and sale of the immovable property for which the housing loan is contracted;
 - date of the housing loan agreement;
 - loan sub-account number;
 - amount of the approved loan;
 - total amount paid by the consumer;
 - method principal repayment;
 - the currency to which the loan is tied, where agreed;
 - approval date; and
 - agreed duration of the loan (in months);
- 14) interest rate:
- amount of the agreed fixed interest rate (percentage with two decimal places);
 - duration of the fixed interest rate period in months (where agreed);
 - applicable reference parameter (where a variable interest rate is agreed); and
 - effective interest rate;
- 15) consumer data:
- name and surname;
 - unique master citizen number;
 - total annual disposable income;
 - total consumer debt;
 - gross annual lease income (where the consumer has expressly stated leasing as the purpose of the purchase); and
 - a consumer buying immovable property for the first time (only for immovable property that is the subject of purchase);
- 16) LTV-O indicator as at the date of placement.

Entry into force

Article 4

This Decision shall enter into force on the day following that of its publication in the “Official Gazette of Montenegro”, and it shall apply as of 28 November 2025.

COUNCIL OF THE CENTRAL BANK OF MONTENEGRO

Decision number: 0101- 9051-12 /2025
Podgorica, 20 November 2025

**CHAIRPERSON
GOVERNOR**

Irena Radović, m.p.