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NEW REGISTERS IN CROATIAN REGISTRATION LAW: THE REGISTER OF CO-OWNERSHIP COMMUNITIES AND THE REGISTER OF BUILDING MANAGERS

Summary: *In the Croatian legal system, a number of public registers have been established. The main objective of their creation is the systematic collection of relevant data and their publication. The aim of this paper is to analyze the new registers introduced by the Act on Management and Maintenance of Buildings, which entered into force on 1 January 2025. In this regard, this paper examines the basic principles of substantive and procedural register law and compares them with those of other public registers in the Republic of Croatia. It focuses in particular on issues arising in the context of the right of access to information (whether for individuals or the public at large) and the right to privacy, with special reference to recent case law of the European courts. The aim of this paper is to identify the main arguments that should be taken into account in the legislative regulation of this issue and thus contribute to the ongoing debate on personal data protection in register law. The analysis is methodologically based on a comparison of the relevant legislation in Bosnia and Herzegovina with the legislation in the Republic of Croatia. The aim of this paper is to examine what lessons can be learned from the Croatian experience and how these lessons can be applied in the law of Bosnia and Herzegovina in order to improve the legislation on registers (de lege ferenda). It will also take into account the limiting factors primarily regarding the state structure of Bosnia and Herzegovina.*

Keywords: *public registers, the Register of Co-ownership Communities, the Register of Building Managers, Act on Management and Maintenance of Buildings.*

1. Methodology of the paper

Following the presentation of the methodological and analytical framework in Chapter 1, Chapter 2 outlines the conceptual foundations relevant to the subsequent analysis. Chapter 3 addresses the legal and institutional framework, while Chapter 4 examines the procedural and substantive provisions concerning registers and the protection of personal data. The main findings are synthesized in the concluding chapter (Chapter 6), which also provides recommendations and proposes possible solutions to the issues identified throughout the analysis. The historical ties with the same state as well as the common tradition and standards in certain areas of law provide a solid basis for the analysis of the legislation of Croatia and Bosnia and Herzegovina, whereby the recent developments in Croatian registry law can serve as a valuable model for the implementation of innovative solutions in the registry system of Bosnia and Herzegovina. A comparative legal overview provides an insight into the similarities and differences