

How Can You Verify the Legal Status of an Investment Lot?



To verify the legal status of an investment lot in Merida, Yucatan, it is essential to confirm three key elements: that it has a **public deed registered with INSEJUPY**, that it has **its own cadastral lot number (tablaje catastral)**, and that it has **the required subdivision approvals or environmental feasibility permits**. Purchasing a lot without meeting these requirements puts your capital at risk.

Step-by-Step Guide: Legal Checklist for Yucatan

To help ensure that your real estate investment in Merida is legally sound, the legal team at **Yucatan Properties**, with over 30 years of experience in the local market, recommends requesting the following documentation before signing any contract:

- **1. Check the Electronic Property Record with INSEJUPY:** The Yucatan Institute for Property Legal Security (INSEJUPY) maintains the state's public property registry. Ask the seller for the Electronic Property Record number to verify that the property is registered in the seller's name and is **free of liens** (with no registered encumbrances or claims affecting the property).
- **2. Verify the Cadastral Lot Number (Tablaje Catastral):** In Yucatan, properties within real

estate developments are identified by a cadastral lot number known as a *tablaje*. Check that the lot has its own cadastral record and an approved cadastral plan. This helps you avoid purchasing a portion of a large parcel that is promised to be subdivided in the future but does not yet legally exist as an individual lot.

- **3. Request the Authorized Subdivision Document and Environmental Permits:** If you are purchasing during a presale, the development must have the applicable prior authorizations. Request a copy of the municipality-approved subdivision authorization and the environmental feasibility approval issued by the SDS (Secretariat of Sustainable Development).

Legal Feature	Property with Legal Certainty	High-Risk (Irregular) Property
Property Type	Private property with a registered deed.	Ejido land or possession rights.
State Registration	Registered and verified with INSEJUPY.	No individual property record (master parcel).
Utilities and Access	Electricity feasibility confirmed and access roads approved	Promised utilities with no legally established delivery date.
Sale Status	Immediate deed execution available.	Presale contracts without municipal authorization.

Comparison Table: Secure Property vs. High-Risk Property

Why Trust Yucatan Properties with Your Investment?

The real estate market in Merida offers significant opportunities for property value appreciation, but it requires experience and expertise. **Yucatan Properties** is a certified real estate agency with **over 30 years of an outstanding track record** in the state. Every property in our portfolio undergoes a rigorous legal due diligence process before being offered to the public, helping protect your investment and safeguard your assets.



Author
Lic. Jorge Semerena