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PARTNERSHIP PLATFORM FOR EUROPEAN INTEGRATION & NATIONAL CONVENTION ON EUROPEAN INTEGRATION

Roundtable on Chapter 23 – Progress of negotiations and implementation of priorities under the European integration process 15 June 2026

RECOMMENDATIONS

Strengthening legal certainty, efficiency, and predictability for the business climate

- Legal certainty, particularly in civil and administrative matters affecting businesses, should be further strengthened through the consistent and uniform application of legislation, avoiding divergent institutional interpretations. It is also recommended to pursue the unification of the legal framework, as it has been observed that by-laws and administrative acts often create overlaps and inconsistencies.
- Transparency in judicial processes that directly affect the business climate should be increased, particularly in commercial and property-related cases.
- Backlog cases in courts, especially in appellate courts, should be addressed as a priority in order to reduce excessive delays in adjudication. Such delays may reduce incentives for doing business in Albania and negatively affect foreign investment attraction.

Improving the property rights framework

- Judicial practice in property-related cases should be further unified based on the jurisprudence of the Supreme Court, as well as European standards and the case law of the European Court of Human Rights (EctHR).

The Discussion and Consultation Tables for Chapter 23 are organised pursuant to Prime Minister's Order No. 113, dated 30 August 2019, "On the Forms of Participation, Functioning and Institutional Structure of the Partnership Platform for European Integration".

This consultation session is held within the framework of the project "Building Partnership on Fundamentals: Empowering CSOs for the EU Accession Process", with the financial support of the European Union – IPA Civil Society Facility 2021, implemented by the European Movement in Albania in cooperation with the Academy of European Integration and Negotiations (AIEN), the Slovak Foreign Policy Association (SFPA), and the Centre for Transparency and Free Information (CTFI).



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- The process of property registration and digitalisation is ongoing and remains a priority, with completion targeted for 2027. This process should be accompanied not only by efficiency, but also by effective institutional coordination and continuous communication with directly affected stakeholders.
- Property restitution and compensation remain problematic, with challenges identified in institutional coordination and management. Despite available funds, delays persist due to calculation processes and judicial decisions. It is recommended to strengthen restitution and compensation mechanisms and to develop a clear valuation methodology, with transparent, efficient, and predictable procedures for both institutions and stakeholders.
- The establishment of a central property register in Albania is recommended. The register should be open and accessible, providing information on property type, location, ownership, and status (e.g. whether properties are for sale or registered).
- A key issue in property management institutions is the lack of institutional memory and planning capacity, leading to missed deadlines, unclear procedures, and weak inter-institutional coordination.
- **Business community involvement and strengthening public trust**
- Measures should be intensified to strengthen integrity within the justice system and public administration, particularly in sectors with direct impact on business and property. Institutional transparency should be increased to reduce perceptions of corruption, which directly affect public and investor confidence. Monitoring and accountability mechanisms within justice institutions should also be improved.
- Earlier and more systematic involvement of the business community and other stakeholders in legislative processes should be ensured, engaging them already at the conceptual and drafting stages to better reflect their specific needs and perspectives.

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- Institutional communication on reforms should be improved, including on chapters that may not appear directly linked to business, by clearly explaining their impact through regular and accessible information, and by establishing structured dialogue channels with chambers of commerce and umbrella business associations in Albania.

Role of civil society and expertise

- Cooperation with civil society organisations and legal experts in monitoring justice and property reforms should be further strengthened, making greater use of analyses and data produced by non-state actors.
- Consultation tables under the Platform and Convention should adopt a more technical and thematic dimension, rather than being purely informational or dialogue-based, allowing civil society to provide concrete recommendations and expert input on specific issues.

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