

Digital Transformation in the Notarial Profession: A Comparative Approach Between the Algerian Experience and French Experiences

التحول الرقمي في مهنة التوثيق مقارنة بين التجربة الجزائرية والتجارب الفرنسية

NADJIMA Allag*

University of the Mentouri Brothers Constantine 1, Algeria

Laboratory of Applied Legal Studies

nadjima.allag@umc.edu.dz

Date of Submission 02-04-2026 Date of Final Acceptance 29-05-2026 Date of Publication June 2026

Abstract:

The use of digital tools and technologies has become a new gateway for the transition from the traditional world to the digital sphere. Digital practices have thus emerged as a central element across various strategic sectors of the state. The notarial profession is one of these sectors that has benefited from developments similar to those experienced by many legal professions. The notary is no longer merely a drafter and author of contracts. Instead, the features of a digital professional identity have become apparent, and the function has shifted from a material paper-based environment to a technological domain in which tasks are performed digitally with greater efficiency. This transformation ensures rapid completion of transactions and facilitates seamless access to legal services in line with ongoing technological trends, with the aim of achieving the digital notary following the model of French notarial practice, whose features have been reflected in the application "Algerian Notary."

Keywords: Digital Transformation, Notarial Profession, Notary, Notarial System. Electronic Administration

ملخص:

أصبح استخدام الأدوات والتقنيات الرقمية مدخلا جديدا للانتقال من العالم التقليدي إلى العالم الرقمي، حيث باتت الممارسات الرقمية عنصرا محوريا في مختلف قطاعات الدولة الاستراتيجية، ومهنة التوثيق واحدة من هذه القطاعات التي نالت من التطور ما نالته العديد من المهن القانونية، فلم يعد الموثق مجرد كاتب ومحرر عقود، بل باتت ملامح شخصيته الرقمية ظاهرة، وتحولت فيه وظيفته من العالم الورقي المادي إلى العالم التقني في أداء مهامه رقميا بكفاءة أكثر فعالية بما يضمن السرعة في إنجاز المعاملات، وتوفير إمكانية الوصول إلى الخدمات القانونية بكل سلاسة بما يتماشى مع التوجه التكنولوجي الحاصل إدراكا للوصول إلى الموثق الرقمي على خطى التوثيق الفرنسي الذي تجلت ملامحه في تطبيق " الموثق الجزائري ".

الكلمات المفتاحية: التحول الرقمي، مهنة التوثيق، الموثق، نظام الموثق، الإدارة الإلكترونية.

* Corresponding Author: NADJIMA Allag

Introduction:

Digitalization represents a significant opportunity for notaries to catch up with the trajectory of digital transformation. Algeria has undertaken considerable efforts to keep pace with ongoing technological developments and to embody and strengthen the use of technological tools across various sectors while empowering its institutions, particularly vital sectors that provide governmental services such as health, finance, electronic commerce, and, most notably, the justice sector pursuant to Law No. 15-03 concerning the modernization of justice.

In the same context, and with the aim of building an effective modern administrative framework for the notarial institution, both the Supreme Council for Notarial Affairs and the Ministry of Justice have sought to develop the notarial profession by encouraging the digitalization of meetings they convene, as well as the conferences and forums they organize or participate in. In doing so, they align with countries that have adopted digital systems in the notarial profession, particularly the French notarial model, through remote interaction using technical programs and digital tools.

The need for the notarial profession to respond to and keep pace with digital transformation constitutes an urgent necessity dictated by the requirements of sustainable development. This necessity lies between the need to improve notarial efficiency and the need to meet clients' expectations through simplifying procedures, providing rapid access to information, reducing the time required to complete notarial transactions, and replacing paper-based tools with electronic technologies.

The notarial institution, represented by the National Chamber of Notaries, has worked to integrate technology into its daily operations and has considered it an essential tool for facilitating its various activities and processes. This integration offers advantages for improving the efficiency of office services, making them more effective, ensuring better file management, and simplifying procedures through the introduction of the "Algerian Notary" application.

Study Importance:

Digital transformation represents a strategic option for the notary in removing the material dimension from the notarial profession by developing the notary's work from its traditional form into a modern technologically oriented practice. This is achieved by reducing the human role in completing transactions through reliance on digital platforms and the provision of secure digital networks.

Study Hypothesis

The shift toward digitalization represents an inevitable step paving the way for the transition to the smart notary. It has become a new challenge for notaries to use technology, organize their relationship with advanced technical systems, and incorporate their applications into their work. Such integration may assist in improving performance, facilitating the execution of tasks, ensuring effectiveness, and achieving a qualitative advancement in contract formation processes, while simultaneously requiring respect for the specificity and distinctive character of the profession.

Furthermore, improving and developing the relationship between the administration and the citizen constitutes one of the key approaches to administrative reform.

Study Problem:

To what extent has digital transformation contributed to the development of the notarial profession in a manner consistent with its distinctive characteristics and the inherent nature of the notary's functions in Algeria, in comparison with its French counterpart?

Study Methodology:

The study adopts a descriptive-analytical approach by examining digital transformation and the integration of technological tools within notarial institutions, while analyzing their impact on notarial processes through their modernization. This transformation is achieved by dematerializing documents and records through digital applications and by incorporating electronic signature technologies.

In addition, a comparative approach was employed to highlight the technological advancements achieved within the French notarial system, given France's highly developed and secure digital infrastructure, supported by the Higher Council of Notaries, particularly through the establishment of electronic platforms, the electronic exchange of documents, and the implementation of audiovisual services via videoconferencing technologies.

Section I: The Implementation of Digitization in the Notarial Institution and the Launch of the Algerian Notary System

In line with modernization requirements undertaken by the Algerian administration to enhance the efficiency of administrative performance, through the establishment of electronic administration enabling the electronic exchange of information among various interconnected sectors, particularly the justice sector, the financial sector, and the Directorate of National Property, especially with regard to digital registration of real estate, electronic circulation of documents, and the activation of electronic payment and electronic signature, among others.

Accordingly, the notarial body had no alternative but to undergo the same digital experience. It worked to introduce technology and technical tools into its sector and legal operational domain. Both the Superior Council of Notaries and the Ministry of Justice sought to develop the notarial profession by encouraging the digitization of meetings and conferences they organize and by promoting remote interaction through electronic programs, keeping pace with countries that have adopted digitization in the notarial profession.

Accordingly, the impact of digital transformation on the profession is first examined, followed by the profession's orientation toward comprehensive digitization.

A) The Impact and Reflection of Digitization in the Notarial Profession:

Efforts have been made to strengthen the notarial services system and adapt it to technological requirements, allowing notaries to benefit from modern technologies and expand the concept of electronic notarization, beginning with digital authentication and extending to the digitization of procedures and the electronic drafting of contracts, the use of electronic signatures on instruments, virtual meetings, the digitization of documents, and related practices.

Thus, digital transformation has materialized in the dematerialization of the notarial profession by developing the work of the notary from its traditional character into that of a modern notary. In this transformation, the notary's function has shifted from the physical paper-based world to the technological domain, where tasks are performed digitally through the integration of digital technologies into traditional notarial services, in line with technological trends, through the electronic notary system whose features have emerged in the "Algerian Notary" application.

Before addressing the definition of this application, it is first necessary to provide an overview of the concept of digital transformation, to outline its objectives, and to clarify the notary's need for technology to develop services and simplify procedures.

1- Section One: Definition of Digital Transformation:

In general, digital transformation represents the process of integrating digital technology into various activities and services with the aim of improving service efficiency and enhancing

transparency, accuracy, and speed in transactions. Within the legal sphere, digital transformation constitutes the process of introducing tools and integrating digital technologies into the legal system.¹

It may also be defined as the integration of digital technology into governmental administration and community services, leading to fundamental changes in service delivery and in the implementation of operations in an innovative and efficient manner.²

It is likewise understood as a process of reengineering operations and services through the deployment of various modern technologies in administrative work. It is not limited to replacing paper-based tools with electronic technologies, but rather represents a qualitative shift in administrative thinking and in the methods of service delivery.³

2- Objectives of Digital Transformation:

Digitization has constituted a qualitative leap in the development of notarial institutional services. By integrating its technologies into notarial work and utilizing its tools to modernize the office in line with ongoing developments, it allows for the exploitation of technological advantages to improve the efficiency and effectiveness of office services, enhance accessibility, ensure security, and provide better file management.

The tools employed and the means available consist of modern digital instruments and advanced high-quality technological resources that provide innovative support for the notarial process. Digitization has therefore represented an opportunity to modernize the notarial profession and to pave the way toward smart notarization in pursuit of the following objectives:

- Enhancing the development of relationships with stakeholders or clients beyond traditional uses and adapting them to modern and innovative methods.
- Dematerializing documents and files through the launch of technological applications, the use of electronic signature tools, the creation of electronic platforms, and the activation of videoconferencing, thereby transforming the profession into a service for all concerned parties that meets the needs of notaries and clients alike.
- Improving the efficiency of services provided and enhancing access to information, while ensuring speed and reducing the time required to obtain information and documents.⁴
- Ensuring legal security through secure electronic signatures and preserving documents and original sources in electronic archiving centers, thereby guaranteeing protection from damage or loss and facilitating retrieval.
- Enabling rapid remote interaction through electronic means, reducing delays in obtaining information, and improving service quality by providing large volumes of information for exchange and sharing with public authorities⁵ without the physical presence or material movement of the notary.
- The use of innovative technologies improves the quality of services provided, contributing to reduced costs associated with traditional means such as paper, printing, storage, and archiving.
- Drafting contracts electronically in accordance with modern legal requirements, while ensuring legal protection and achieving legal security.

3- The Relationship Between the Notary and Technology and the Requirements of Digitalization in Notarization:

The requirements for accessing the digital notary oblige notaries to possess technological competencies in order to establish a digital infrastructure and a high quality internet network that enable them to redesign or restructure the management of their offices and the working methods within them, in a manner that ensures adaptation to rapid digital developments and provides them with the ability to compete globally. Accordingly, the impact of technology on the notarial profession appears as follows:

- The use of technical tools with the aim of improving processes and enhancing technical efficiency in a manner that guarantees the preservation of legal certainty. Digitalization has not eliminated the legal monopoly enjoyed by the notary in authenticating contracts, but it has redefined the notary and reshaped his identity electronically. Through electronic notarization, the notary can legally certify the validity of contracts signed remotely with the same legal force as a paper document, within the limits of compliance with security standards and the notary's digital signature.
- Digitalization transfers the profession from the traditional service model to the smart service model without affecting the essence of its legal and social function based on trust and legal security.
- Technology emphasizes the necessity of establishing a national digital strategy that balances technical considerations with the human dimension of the profession.
- Notarial practice, as part of the legal system, works to ensure the validity of documents.
- Overcoming spatial constraints has led clients and individuals to prefer the use of electronic media and digital tools, such as adopting platform applications or digital infrastructures, unlike traditional notarization which requires physical communication at the office or travel to the notarial institution. This has resulted in reducing the scope of human intervention and expanding the creation of open digital platforms to be closer to clients.

However, some notarial offices do not enjoy such ease of access to information and still require personal attendance and physical travel to carry out any notarial transaction.

B) The Notarial Profession Toward Comprehensive Digitalization:

Digital transformation constitutes a mechanism for developing and modernizing public services in general and has particular implications for the Algerian notarial institution by improving its performance on the one hand, and by meeting citizens' needs and enabling them to access services through available electronic platforms on the other.

This has given it a strategic dimension manifested in the simplification of procedures, the achievement of transparency through the reduction of time and the notary's human intervention in completing transactions, and the expansion of the use of electronic platforms in response to technological developments, which has to some extent created digital trust between the citizen and the administration.

This is achieved through participation in expertise and the exchange of experiences between leading countries in the field, particularly French notarization. An agreement was reached between the French High Council of Notaries, headed by Sophie Saboubarassi, and the President of the National Chamber of Notaries, Ramadan Boukafa, within the framework of cooperation agreements concluded in Algiers on June 3, 2024, in order to enrich and expand the agreement previously concluded in 2004,⁶ with the aim of strengthening the exchange of expertise and training between the two parties, particularly in the modernization of notarial offices, their digitalization, cooperation on electronic archiving, and combating money laundering.

This study further explores the convergence between the Algerian and French experiences through partnership and cooperation agreements established between the two notarial institutions, highlighting the disparity between them. While the Algerian notarial system remains in its early stages of digital transformation, with electronic correspondence conducted remotely between notaries currently representing the only technology effectively implemented in practice, it is progressively following the path of the French model toward the digitalization of notarial operations. This initiative has been driven by the National Chamber of Notaries, where a specialized committee within the notarial institution was awarded the Innovative Project Label in 2022 by the Ministry of Knowledge Economy, Start-ups, and Micro-enterprises. This recognition stemmed from the digital applications

introduced within the Algerian notarial system, particularly the “Najm” application and the biometric reader application “Dutie”.

By contrast, the French experience has demonstrated tangible progress in the transition from the traditional physical presence of the notary to the concept of the digital notary, particularly during the COVID-19 pandemic. This transformation involved the adoption of electronic signatures through the Réal key, electronic document exchange platforms, videoconferencing systems, and other digital solutions that will be discussed subsequently. Moreover, this transformation has been reinforced by a comprehensive legal and regulatory framework.

In anticipation of future developments, the notarial profession seeks legislative intervention from the Algerian lawmaker through amendments to the legal framework governing the notarial profession and the incorporation of technology into notarial processes through dedicated regulatory provisions. Such reforms would enhance the effectiveness of the Algerian notarial system as a digital mechanism, which constitutes one of the principal recommendations advanced in this research paper.

1- The First Section: Digitalization of the French Notarial Profession, A Pioneering Experience:

France benefits from a comprehensive and secure digital infrastructure supported by official institutions, particularly the Higher Council of Notaries. The principal stages of digital transformation within the profession may be outlined as follows:

- In 2000, the implementation of the legal framework governing electronic media commenced,⁷ whereby electronic signatures, under the eIDAS framework, acquired the same legal value as handwritten signatures on paper.
- In 2005, the transition toward electronic notarization was initiated.⁸
- In 2014, software systems and digital archiving of records were formally adopted.⁹
- During the digital transformation phase spanning 2016¹⁰-2020, unified databases were established, including MICEN, the centralized electronic archive for notarial documents.
- In 2020, in response to the COVID-19 pandemic, Decree No. 2020-395 of 3 April 2020¹¹ authorized the execution of notarial acts through remote attendance during the public health emergency period.
- Decree No. 2020-1422 of 20 November 2020¹² introduced notarized powers of attorney through remote attendance mechanisms and accelerated the deployment of videoconferencing systems.

2- The Algerian Notary: Toward the Digitization of the Profession:

With the objective of modernizing administrative processes and integrating technological tools and services into the notarial sector, a ministerial decision dated 31 January 2019 (unpublished) was issued within the framework of institutional cooperation and the coordination of operational mechanisms between the justice sector and the notarial institution. The decision established the modalities governing the operation of the electronic network and the exchange of information between the National Chamber of Notaries¹³ and the Ministry of Justice. Its primary purpose was to introduce technological solutions into the management of notarial institutions and to implement automated access to real estate information alongside the electronic exchange of data.

This initiative aligns with earlier legal provisions, particularly Law No. 15-04 concerning electronic signature and certification,¹⁴ which paves the way for sustained efforts and promising future prospects for the adoption of the electronic notary.

At a similar level, the notarial sector has witnessed a clear openness to modern technologies as part of a strategic step toward accelerating digital transformation in public service. A memorandum of understanding was signed between Mr. Ramadan Bougfa, President of the National Chamber of Notaries, and the Chief Executive Officer of Algérie Télécom on 15 July 2025¹⁵ to strengthen digital transformation within the notarial institution, connect it to modern electronic systems, and keep pace with digital modernization in the implementation of electronic government.

In support of national efforts to digitize public administration, the National Chamber of Notaries also sought to integrate technology into its daily operations, considering it an essential tool for facilitating its various activities and processes through the launch of the Algerian Notary System.

2.1- The Launch of the Algerian Notary System Notaire.Local as a Technical Solution and a Step Toward Digitizing the Notarial Profession:

Within the same trajectory, and in light of memoranda of understanding and openness to technology, the notarial institution proceeded along the path of aspiring to digital horizons and adopting the electronic notary, while achieving coordination with related electronic administrations. The transition from legal provisions to practical implementation was thus initiated through the creation of a digital environment centered on the Algerian Notary System as a serious experimental technical step outlining the contours of digital transformation in the notarial profession. This initiative reflects the notary's promising determination to benefit from digital technology in order to enhance notarial services and manage their tasks, similar to other applications such as electronic courts and related systems.

Accordingly, the steps taken by the notarial institution materialized concretely toward modernizing the sector and developing the notarial office through the launch of a secure and advanced technical system designated as Notaire.Local.

2.2- Stages of Using the Notary System:

The Notary System constitutes an integrated technological platform designed to digitalize notarial procedures, assist notaries in managing their offices, and enhance the efficiency of operational processes. Its design and implementation were carried out progressively through several phases:

The initial planning and programming of the Algerian notary system began in 2016. In 2018, it was designated as the "Algerian Notary Assistant" system. In 2022,¹⁶ a specialized committee within the notarial institution was awarded the Innovative Project Label for the year 2022 by the Ministry of Knowledge Economy, Startups, and Micro-enterprises, in recognition of launching several electronic applications, such as the electronic card reader "Dutie" and the integration of the scanner "Najm."

During the period between 2024 and 2025, the application of the "Notaire.Local" system was effectively launched and widely activated within the notarial institution,¹⁷ particularly with respect to electronic correspondence among notaries. The process remains under continuous and active development, with future plans to equip offices with electronic panels for identity verification prior to electronic signature, and, in more advanced stages, with the objective of achieving a fully electronic notary.

In sustained efforts by the Directorate of National Property toward comprehensive sector digitization, in implementation of the directives of the President of the Republic, Abdelmadjid Tebboune, regarding the comprehensive digitization of all sectors, and on the sidelines of the regional meeting organized by the Regional Chamber for the Western Region in the Wilaya of Oran on 8 May 2025, the Director of National Property, Abdelrahman Khaydi, announced the launch of a new information system currently in operation that includes the notarial body. This initiative concerns the

announcement of the unification of land surveying and land registry functions¹⁸ and will subsequently enable notaries to benefit from digital services in the electronic contract.

In the same context, in September 2025, during a discussion session at the National People's Assembly, and in response to a parliamentary question regarding the future prospects for digitizing the services of the State Property Administration, the Minister of Finance, Abdelkarim Bouzerd, declared the launch of a project to replace the traditional land register with an electronic version¹⁹ starting in 2026. The project also aims to reduce the time required to obtain the electronic land register to a short period not exceeding eight days, in order to ensure transparency in real estate transactions and in implementation of Article 165 of the Finance Law 2025.

Within the framework of continuing the development of the notarial profession, the latest developments in the digitization of the notarial profession were announced through electronic media, particularly the Algerian notary system network, on 11 November 2025, including the announcement of a project to prepare more than 640 model notarial contracts.

2.3- The Most Important Newly Introduced Services in the Algerian Notarial System:

In light of the services provided by the notary system application, all notarial offices must smoothly update their systems using technology and benefit from the newly integrated technical features in the Notaire.Local system. This system includes several integrated and interconnected applications designed to simplify legal and administrative procedures relating to the following legal transactions:

- The comprehensive electronic system constitutes a complete design within Notaire.Local that includes drafting contracts, calculating fees, registration and publication, and printing deeds immediately after their registration. It also allows saving a copy of the deed after signature and printing a delivery receipt containing the recipient's information. It includes a new method for controlling time periods, in addition to the usual monthly division, by incorporating the possibility of defining a time period with a start date and an end date, thereby enabling the generation of reports for user specified periods.
- A new system for the Najm application, which automatically scans documents and originals together with indexing.
- The Dutie biometric reader application for reading biometric identity cards directly and using the information in contracts.
- The Apps on Google Play application intended for citizens, which enables searching for notaries and communicating with them.

Accordingly, the Notaire.Local system constitutes a fully developed digital content and a mechanism that supports and develops the notarial profession. It focuses on electronic drafting of contracts while observing legal conditions aimed at ensuring electronic signature and certification of documents and personal records. It includes a program dedicated to managing client files, distributing publications, issuing alerts concerning procedures and legal deadlines, scheduling appointments, studying and tracking transactions, ensuring information safety and security, complying with laws relating to notarial accounting, enabling communication with various other electronic platforms, and activating electronic correspondence between the national notarial chambers and the notary, as well as summons, which are currently in effect.

For Notaire.Local to become more effective and transparent, it is necessary to establish legal provisions regulating the work of the electronic notary and to define the organizational mechanisms linking it with the various institutions concerned with notarial operations, particularly the Directorate of State Property.

Section II: The Second Chapter: Features of Digitalization in the Notarial Profession and Its Connection to Electronic Administration

In an effort to keep pace with technological progress and in recognition of the technical developments that have dominated various fields, the Algerian legislative system has adopted tangible plans to integrate digital systems into its different administrative structures, in line with the digital transformation experienced worldwide and embodied particularly in the European framework and fundamentally in the French model.

Accordingly, the adoption of digital systems by notarial offices constitutes a clear expression of their acceptance of digital transformation in their functions and assigned duties, as well as their desire to facilitate their tasks and simplify procedures for carrying out their work. This is achieved through the use of effective technological tools capable of reducing all tasks surrounding the notarial profession to a single click or a specific keystroke, thereby achieving the digitalization of the profession²⁰ in accordance with the requirements of integration into the technological era. This occurs through the adoption of advanced technological means serving daily operations in particular, meeting clients' needs on the one hand, and enabling communication and facilitating the exchange of transactions, publications, and instructions with stakeholders and affiliated institutions on the other, through secure electronic networks.

Digital transformation has therefore drawn a new inevitable path that has reshaped the life of the notary and the profession toward a new stage referred to as the digital notary. This objective is no longer merely a technical option but has become a strategic step involving the provision of secure and rapid services to citizens and facilitating the extraction of documents without the burden of physical travel, thereby transcending spatial limitations through linking various institutions and economic sectors.

A) Digitalization of the Notarial Office and Its Link to Public Electronic Administration:

The process of introducing digital technology into the notarial office is based on a set of technical operations and the provision of advanced digital tools and organizational structures aimed at transforming traditional notarial services into electronic or paperless operations, with the objective of ensuring speed, achieving transparency, simplifying procedures, overcoming spatial limitations, and ultimately reaching a system of the electronic notary.

To achieve this objective, a comprehensive and secure technological system must be available, or a secure technological infrastructure must be provided, connected to a high-speed internet network protected from interruption, in addition to the provision of technological services or tools that support the technical development of the notarial process, particularly digital identity and the digital key.

1- Linking the Notarial Office to a Secure Communication Network:

To connect communication between the notarial office and public administrations without the need to travel to their offices, the use of an encrypted and secure network such as "VPN Notarial" has been introduced. This network constitutes a private virtual connection for secure communication over the internet for the transmission of confidential data, protection against cyberattacks, and interoperable and automated exchange of real estate data between the notarial office and administrative stakeholders, notably the Directorate General of State Property, the Tax Directorate, and the National Center of the Commercial Register.

1.1- The Land Registry Platform of the General Directorate of National Property:

Public administration in Algeria shifted from traditional systems to electronic systems in real estate transactions at the beginning of 2022, following the merger of the National Agency for Land Surveying and the Land Registry Directorate into a single administration under the Ministry of

Finance.²¹ This restructuring aimed to achieve high efficiency in delivering services characterized by quality and reliability, to ensure transparency, and to facilitate automated access to information related to the land registry, thereby guaranteeing legal security for real estate ownership in general.

These efforts culminated in the creation of a digital platform as a technical means for linking institutional sectors and stakeholders, enabling electronic access to all information related to real estate and the exchange of digital data and electronic documents between the Directorate and notarial offices, without the need for physical travel to land registry services.²²

A digital platform was launched through the Directorate's portal under the designation "Espace Algérie," which was gradually opened in May 2022 and became operational at the beginning of 2023.

The platform includes an electronic database of documents issued by the land surveying service, relating to real estate publicity documents, electronic payment, and electronic submission files for official deeds by those authorized to draft them.²³ Through this platform, the notary is granted access to the database for the following purposes:

- Extracting land survey documents and property registers in electronic form.
- Consulting the status of real estate to verify its legal situation, ensure it is free of encumbrances, and determine its eligibility for sale.
- Paying for document extracts electronically and transferring the amounts directly to the public treasury in digital form.
- Sending copies of electronic deeds to the land publicity service for registration and entry.

At a later stage, the General Directorate of National Property launched the geographic portal "Fada El Djazair" at fadaeldjazair.mf.gov.dz,²⁴ which represents the foundation of the National Geographic Information System. This system entered into application beginning in May 2024.

This portal constitutes the digital geographic reference for national real estate data, supporting the work of the notary by providing accuracy, speed, and reinforcing legal security. The portal functions by unifying geographic data related to land surveying, urban planning, and all real estate assets through precise geographic databases concerning each property and its legal status. It also provides reliable real estate information, ensuring the validity of deeds drafted by the notary and paving the way for the future implementation of the electronic deed, which will become a digital informational contract automatically linked to its geographic file within secure databases.²⁵

1.2- The Electronic Payment Platform of the General Directorate of Taxes G.D.I

Within the framework of a modern, efficient, and secure administration, the Directorate possesses a digital infrastructure based on electronic payment terminals.²⁶ This mechanism is relied upon by the notary to ensure compliance with the mandatory application of electronic payment in real estate transactions in particular.

The Ministry of Finance has adopted several information systems, including the geographic portal "Espace Algérie," which recorded more than four million visits and over two hundred thousand logins to request negative certificates, along with the issuance of electronic real estate documents since its entry into service in May 2024.²⁷

In addition, general tax platforms ensure the registration of deeds and the electronic collection of prices, fees, and tax rights in cooperation with SATIM and the public treasury, thereby guaranteeing immediate and secure payment of taxes due on contractual real estate transactions.

1.3- National Centre of the Commercial Register Platform: The CNRC Platform for the Databases of the National Centre of the Commercial Register²⁸

Within the framework of the partnership agreement between the notarial institution and the Commercial Register Centre, notaries may obtain information free of charge through the “Sijilcom” portal, which includes a set of dedicated applications, notably the “Notaries’ Space,” enabling them to carry out a range of notarial procedures remotely from the office.²⁹ These procedures particularly concern commercial register formalities, verification of its status, data related to the updating of economic activity designations, company names, the publication of legal notices relating to the establishment, amendment, or dissolution of commercial companies, pledges, the filing of commercial accounts, and others.

The portal also provides paid services, offering detailed and precise information about traders after notaries subscribe and create an account on the “Sijilcom” portal, subject to the payment of a fee upon submission of the request in accordance with applicable procedures.³⁰ This allows them to access the database, search the codification of economic activities subject to registration in the commercial register, request copies of files, and perform other related operations.

1.4- Directorate General of National Archives "DGAN":

In order to achieve information security, facilitate archival procedures, and ensure rapid access to the original document, as well as to enable digital consultation of essential documents by competent authorities such as the tax administration and real estate services, cadastral survey data, ownership registers, land registers, and related records are searched through a data repository,³¹ or information bank dedicated to archival operations, known as the “electronic archive.”

The electronic archive consists of large-scale digital programs or systems concerned with the secure storage of data. The process is carried out through a smooth and secure transition from the paper document to its electronic version, converting it into a secure digital preservation system. This facilitates the notary’s retrieval of documents and all contracts and ensures their preservation in an automated manner.³² It is characterized by the highest levels of security, in terms of protection against forgery or loss, and a high level of protection against intrusion or damage.³³

In the same context, within the “Notaire.Local” notary system, there is a step toward scanning using technologies of light, color, and quality, encompassing the entire archive within the notarial office as part of an integrated digital system.³⁴

In the initial stages of the orientation toward digitizing the archives of all land registry offices, during a hearing before the Finance and Budget Committee, the Director General of National Property, Jamal Khaznaji, confirmed on 23 January 2019 the conclusion of a procurement contract for the benefit of land conservation services in the wilayas of Boumerdès, Batna, Biskra, Blida, Oran, and Tlemcen, for the acquisition of 300 professional scanners³⁵ for digitizing documents, 45 scanners for digitizing registers, and 1200 computer units with printers, to undertake the digitization of the archives of all land registry offices within the framework of the modernization program for land conservation activities.³⁶

By contrast, regarding the notarial profession in France, and within the framework of completing the digital transformation process, the President of the French High Council of Notaries announced in the profession’s annual report that the electronic signing of official documents had exceeded 90 percent, and that these documents are stored electronically in a central electronic register, MICEN, dedicated to preserving copies and the electronic original of the document, instead of retaining paper copies in notarial offices. More than 20 million electronic documents intended for electronic preservation were recorded in MICEN by the end of 2021, and this number was expected to reach 25 million before the end of 2022.³⁷

2- Digital Tools and Technological Means Introduced for the Digitalization of the Notarial Office:

Advancing the notarial profession toward comprehensive digitalization requires the integration of digital technology into the role of the person who holds the authority and competence to sign official instruments and contracts, namely the notary. This entails moving toward the digitalization of the notary's identity in order to simplify procedures and facilitate communication and exchange among the various concerned administrations and institutions. Data preservation and protection are ensured through encryption technology using numbers, symbols, or coded signals to enhance confidence in notarial instruments.

The notarial profession in France has undergone an important and fundamental transformation that constituted the core of comprehensive change in the profession, beginning with an integrated system dedicated to electronic signature and certification, whereby notaries use a professional electronic key as a mandatory tool for remote signing.

2.1- The Digital Identity of the Notary and Its Role in Electronic Notarization:

Digital identity is considered one of the tools that contribute to the modernization of the notarial profession, representing a tangible step toward transforming the traditional identity of the notary and replacing it with a digital identity for the exchange of services and the creation of communication bridges between the actors involved in the notarial profession.

The French High Council of Notaries took a qualitative step at the end of 2015 by approving the creation of a system based on a unique and distinctive digital identifier assigned to the notary, which guarantees his identity and legal capacity in accessing information and is used for electronic signature, represented by the digital identity Id.Not.³⁸

The identifier Id.Not, an abbreviation of *Identité Numérique du Notaire*, represents a digital identity designed exclusively for notaries. It enables secure connection to the notary's private network and ensures information security. Through it, verification is made that the notary is the sole person possessing authority³⁹ and authorization to digitally sign official documents.

Referring to Algerian Law 15-04 relating to electronic signature and certification, the private cryptographic key is defined as a sequence of numbers exclusively held by the signatory, in application of Article 08 thereof. This concept can be applied to the Algerian notary and incorporated into notarial practice, since the notary is the person authorized to sign official instruments. Accordingly, the notary in the French notarial system is the only person who possesses the digital signature on the electronic instrument. The transition has thus been made from handwritten signature to signature through a digital tablet approved by the French High Council of Notaries CSN,⁴⁰ in order to guarantee legal integrity and increase the reliability of digitally signed transactions.

2.2- The Digital Key:

In general, the digital key constitutes a technical procedure associated with the encryption process through the use of numerical values and symbol sequences that represent two types of keys: a public key and a private key, as provided in Law No. 15-04 concerning electronic signature and electronic certification. Article 9 addresses the public encryption key, which is made available to the public to verify the electronic signature and is included in the electronic certification certificate. Article 8 refers to the private encryption key, which is held exclusively by the signatory to establish the electronic signature.

The private key constitutes the link connecting the notary's digital identity to the electronic instrument through the electronic signature, thereby ensuring confidentiality and enhancing digital trust between the parties and the notarial authority. It also guarantees the legal security of the

electronic document, and its use constitutes conclusive proof of the establishment and verification of the individual's identity.⁴¹

At the European level, notaries were among the first to obtain a secure electronic signature certificate through the electronic signing of instruments by the notary⁴² under Law No. 2000-2030 of 13 March 2000. The acquisition of a secure electronic signature certificate was permitted through the use of the REAL key.⁴³ In this regard, each notary possesses a private key in accordance with the law issued on 13 March 2000 concerning electronic notarization, for the purpose of authenticating transactions by affixing his or her electronic signature and seal.

In the same context, Decree No. 2020-1422 issued on 20 November 2020 concerning the establishment of remote notarization authorization permitted clients to sign powers of attorney without the need to travel to the notary's office, through video conferences approved by the Superior Council of Notaries. Initially, this measure was temporary during the COVID-19 pandemic, then became a permanent procedure allowing electronic signing without the physical presence of the notary.

It should be noted that electronic signing using the REAL key is subject to strict procedures and must comply with the European regulation on electronic identification and trust services, known as eIDAS, within the framework of ensuring the reliability of electronic transactions in the member states of the European Union.⁴⁴

2.3- The Dutie Biometric Reader Application:

The possibility of using the USB smart card reader from the notary's workstation, directly connected to the Algerian notary system Notaire.Local, within personal records through three possible input methods, either through the Dutie biometric reader, through the mobile application, or through manual entry, to read biometric identity cards directly and use the information in contracts, which enables the notary to:

- Instantly and accurately verify the identity of the contracting parties and automatically populate the data in the electronic instrument.
- Ensure the accuracy of information subsequently transmitted to public authorities such as the land registry, courts, and tax administration.

3- Digital Services for Ensuring Legal Security and Electronic Evidence in the Notarial Profession:

Digital services consist of software and tools that allow the notary to draft and prepare contracts or documents electronically or in digital form in accordance with legal requirements so that they are ready for signature.

3.1- The Original Electronic Document AAE:

The electronically prepared original electronic document possesses legal probative force and enforceability with the same legal value as a traditionally drafted document. It is signed by the notary using a qualified electronic signature.

Original electronic acts consist of official contracts, more precisely the official electronic document designated as AAE. The notary drafts and signs it entirely electronically. It is subject to the same conditions and procedures required for the traditional paper document and has the same legal value as the conventional paper instrument. It is signed by the parties and the notary using a qualified electronic signature. Notarized contracts represent 90 percent of electronically signed contracts. They are then stored in a central electronic register MICEN instead of the paper preservation service.

French notaries were the first public officials to accept changing their working methods and to use digital media.⁴⁵ Under the law of 13 March 2000 and Decree No. 2005 073 of 10 August 2005 amending Decree No. 71 941 of 26 November 1971, non material documents were classified as documents prepared on electronic media.

The original notarial instrument is prepared using Word software and subsequently printed. It is therefore necessary to obtain a new printed copy. After authentication is completed, the original deed is scanned in order to store it in the electronic archive of original instruments and to use it in electronic legal transactions recorded in the notary system.⁴⁶

At present in France the notarial profession has become closely linked to digital transformation in land publication through the ANF system, in line with national plans for administrative digitization and the move toward electronic government, ultimately reaching the strategic state.⁴⁷

3.2- Electronic Signature:

The general framework for the electronic signature and its legal provisions were established by Law No. 15-04 relating to electronic signature and electronic certification.⁴⁸ This law is considered one of the most important legislative instruments regulating the digital environment with regard to organizing electronic transactions and adopting electronic signatures. It constitutes a tangible step toward digital transformation through the replacement of physically handwritten signatures with electronic signatures qualified by authorized bodies, which can be verified on a continuous basis to ensure the authenticity and legality of electronic transactions.

Accordingly, the electronic signature reflects the efficiency and reliability of electronic documents surrounded by procedural and judicial safeguards,⁴⁹ as these documents enjoy legal probative value equivalent to the evidentiary force of paper documents under Article 323 bis 1 of the Civil Code when executed by handwritten signature. This equivalence enhances trust and ensures legal certainty within the digital environment.

The electronic signature is created using a secure encryption key within the authentic key exclusively held by the signatory.⁵⁰ On this basis, the notary provides an electronic certification certificate for digital documents to confer evidentiary force on the electronic document and to allow its exchange with courts and public administrations. Consequently, the electronic signature is formally recognized both for drafting authenticity and for evidentiary purposes as legal proof.

At the level of French regulation of this process, on 12 September 2007 the secure electronic signature certificate of the French notary was recognized by the Central Directorate for Information Systems Security DCSSI.⁵¹ Since that date, the French notary signs digitally through what is known as the authentic key Clé Réal, which is connected to a USB device on the computer to sign the electronic document.

The electronic signing process of the document is carried out by the notary through specific technical procedures within computerized operations beginning with the entry of a PIN code representing the personal and confidential identification number of the notary. This enables the use of the encrypted private key, after which the notary affixes the electronic signature to ensure the authenticity of the document and to achieve legal security and integrity. The original instrument is then automatically transmitted to the electronic central register of French notaries MICEN for archiving.⁵²

B) Digitization of Notarial Activities through Digital Platforms and Video Technologies:

In light of the gradual and modest transformation toward the digitization of the Algerian notarial sector, the French experience in this field may be examined as a pioneering model to emulate, with the aim of understanding the progress achieved through digital platforms for the exchange of

information and services. France possesses extensive technological and security infrastructure dedicated to the notarial profession and encompassing the various legal operations administered by notarial offices. Notaries there have undergone a genuine digital transformation that has reshaped their professional identity and their relationship with clients and partners, thereby requiring the adaptation of their profession and functions to the digital era.

The traditional notarial deed typically requires physical presence, which the notary must observe in accordance with legal requirements under Article 323 bis of the Civil Code through the phrase “what was conducted before him or what he received from the parties concerned.” Otherwise, the deed loses its evidentiary value. Accordingly, notaries whose services and instructions rely on receiving procedures and contracts that individuals wish to conclude must ensure authenticity in the deeds, verify their dates, and preserve them.

On the other hand, it is no longer necessary to travel personally to notarial offices or physically attend to submit requests and carry out procedures, which reduces the need for physical presence and renders business activities and legal transactions more efficient through digital platforms that facilitate this work. In this sense, the service provided by the notary may be regarded as an art insofar as he strives to identify the most appropriate formulation.⁵³

1- Electronic Data Exchange Platforms and Remote Notarization through the Tele@ctes Application:

The continuous adaptation of notaries to emerging circumstances in order to improve their services enables them to provide modern and secure services while preserving their professional identity and monopoly over the profession. Notaries have recognized the importance of seizing opportunities offered by digital technology to enhance their performance and strengthen their relationships with clients,⁵⁴ which has led to numerous initiatives facilitating digital transformation in notarial tasks, reflected in digital platforms and video-based services.

Digital platforms consist of a set of digital tools or networks linked to digital services dedicated to notaries. They include algorithmic databases relating to all documents, records, and notarial deeds, within which confidentiality must be ensured and digital notarization enabled in a manner that guarantees the full legal force of notarial instruments. Among the platforms that achieve this objective and assist French notaries in drafting their instruments are programs such as Genapi, Fiducial, and Fichorga.⁵⁵

Documents and records are exchanged through the Tele@ctes application, which is a secure digital platform that allows immediate and direct exchange of documents and certificates between the notary and public administration. It ensures secure access to real estate files automatically without the need for the notary’s physical presence.

The Tele@ctes application was adopted as a first step toward the digital transformation of the profession,⁵⁶ ensuring the smooth and secure transfer of electronic documents from notarial offices to governmental systems, with the aim of eliminating the physical form of files and documentary exchanges between state services and the notarial profession.

The French real estate file was established, and land registration services were provided with a fundamental tool that completely replaced the complex paper procedures that had been time consuming in the late 1990s. In 2003, automated exchanges through Tele@ctes were completed, and a specific file containing legal data related to buildings, known as the FIDJI file, was created. This file represents a database containing new deeds transmitted to the land registry in electronic form, as well as older instruments that were digitized.⁵⁷

Accordingly, and specifically on 2 May 2006, non material document exchanges became mandatory⁵⁸ and were carried out without any formal procedure pursuant to the Tél@ctes application. This application enables notaries to send all types of requests for real estate files, including copies of documents, publication, registrations, cancellations, and other procedures. It resulted from a partnership between the Superior Council of Notaries and the Directorate General of Public Finances.

2- Visual Services through Video Technology:

Digital transformation for notaries is associated with the commitment to a paperless environment and the adoption of video-based remote notarization. These visual services are delivered through secure communication platforms based on video technology or web-based presence to conduct meetings among notaries themselves or with public administrations, receive procedures via video, and undertake actions that can be completed remotely. By contrast, platforms such as Zoom and Teams cannot be used due to their lack of security and for reasons related to legal safety and security.

The effectiveness of remote digital file exchange through video conferencing was demonstrated during the COVID-19 pandemic, which confirmed the ability of notaries to adapt to digital transformation without affecting their traditional role or altering their fundamental notarial function.

Each notary must have a dedicated room equipped with an internet network of sufficient bandwidth that allows communication and the exchange of documents and information among notaries and with clients. This must be complemented by a video conferencing room to enable document sharing and ensure optimal readability, in addition to high audio quality to ensure proper understanding of exchanges.

To achieve this objective, the notarial authority established a private network known as the REAL network and a video conferencing system. Notaries are thereby optimally equipped to proceed toward signing official electronic documents.⁵⁹

Video conferencing thus enables remote authentication of transactions and direct exchange of digital documents. It constitutes a high-quality digital tool that has become essential in assisting the notary in organizing remote meetings or signing appointments with clients by proxy or through remote attendance using video conferencing, as well as for training and professional development of notaries.

Since the issuance of the French decree of 29 March 2019, notaries have gained the ability to identify themselves, share their expertise, establish connections with clients,⁶⁰ and use various communication channels, including social networks, websites, and webinars.

Moreover, an additional procedure ensures that clients may choose between remote attendance and physical presence, which is essential to achieving the required balance between embedding the notarial profession in the digital environment and preserving the role of the notary in the physical sphere.⁶¹

Accordingly, the notarial profession has recently incorporated digital transformation into its daily practices. This was confirmed by the President of the Superior Council of Notaries, David Ambrosiano, in 2021, who stated that seventy five percent of offices are currently equipped with a video conferencing system approved by the Superior Council of Notaries. More than sixty percent of staff functions have been converted to remote work, and more than ninety percent of documents are original electronic documents.⁶²

The distinguished system for service provision is the LIFESIZE system,⁶³ which is a visual service based on video conferencing exclusively approved by the Superior Council of Notaries. The

notary is required to use this single system, as it constitutes a comprehensive and integrated technological platform for visual conferences and meetings designed at a high level of quality and professionalism, ensuring the security of confidential documents exchanged between notaries and clients or among notaries themselves during remote notarization.

Conclusion

The digitization of the notarial profession constitutes part of a national strategy to modernize public administration and reflects Algeria's commitment to digital transformation. Digital transformation has charted a new and inevitable trajectory that has reshaped the life of the notary and the nature of the profession toward the digital notary, which represents the objective to be achieved in the future through the comprehensive deployment of the Algerian notary system.

Study Findings:

- Digital transformation in the notarial profession is no longer merely a technical option but has become a strategic step that entails providing secure and rapid digital services to citizens, facilitating the issuance of documents without the need for physical travel, and overcoming spatial constraints through linking notarial offices with various institutions and economic sectors.
- The transition from traditional notarization to digital notarization has been realized through the use of technological tools and the activation of electronic platforms and video services.
- The French notarial body demonstrates professionalism in continuing its efforts to adapt to technological developments, supported by a secure and advanced digital infrastructure that renders notarial work technologically and digitally advanced.
- Although the efforts of the Algerian notarial institution are sustained and serious, they are progressing at a slow pace.

Study Recommendations

- In order for the Algerian notary system Notaire.Local to become more effective and transparent, explicit legal provisions should be established to regulate the work of the electronic notary on the one hand, and to define the legal regulatory framework linking notarial offices with the various institutions concerned with notarial operations, particularly the Directorate of State Property, on the other hand.
- Digital development requires a legal framework and adherence to professional ethics. It is therefore necessary to establish regulatory provisions governing the use of technology in notarial practice in an effective and sustainable manner, particularly with respect to ensuring the protection of data security and personal information covering various digital data, in order to reduce risks that may threaten legal certainty, in accordance with Law 18 07 relating to the protection of natural persons in the processing of personal data, which has constituted an important challenge in strengthening citizens' trust in public administration regarding the protection of digital rights and freedoms.
- The Algerian legislator should be encouraged to regulate the use of technological mechanisms such as electronic signatures for notaries, digital platforms, and video conferencing technologies within the legal framework governing the notarial profession under the supervision of the Ministry of Justice.
- Efforts should be made to provide a high quality and secure digital network to ensure comprehensive digital transformation.

Citations:

- 1- Younes Ahmed Adam Al-Qadal: "The Impact of Digital Transformation on Real Rights in Civil Law," *Ibn Khaldun Journal for Studies and Research*, Vol. 5, No. 8, 2025, p. 347.
- 2- Ben Ahmed Fatima Zahra; Ben Ahmed Nadia: "Digital Transformation in Algeria: Reality and Challenges – A Case Study," *Algerian Journal of Public Finance*, Vol. 15, No. 1, 2025, p. 503.
- 3- Abna Qais: "The Virtual Legal Framework for Digital Transformation in the Algerian Public Administration," *Qabas Journal for Human and Social Studies*, Vol. 09, No. 02, December 2025, p. 158.
- 4- Bouabdallah Amal, and Harazallah Karim, "Achieving Real Estate Security Through the Modernization of the Notarial System," *Journal of Legal Studies*, Vol. 11, No. 01, January 2025, p. 126.
- 5- Bouabdallah Amal, and Harazallah Karim, *Ibid.*, p. 127.
- 6- <https://mosta.cc/klb18>
- 7- Law No. 2000-230 of 13 March 2000 on the Adaptation of the Law of Evidence to Information Technologies and on Electronic Signatures, *Official Gazette of the French Republic*, No. 62, 14 March 2000.
- 8- Decree No. 2005-973 of 10 August 2005 amending Decree No. 71-941 of 26 November 1971 relating to Instruments Executed by Notaries, *Official Gazette of the French Republic (Journal Officiel de la République Française)*, No. 186, 11 August 2005.
- 9- Deliberation No. 2014-016 of 23 January 2014 granting General Authorization for the Processing of Personal Data for the Purpose of Carrying out Notarial Activities and Drafting Documents in Notarial Offices, Wednesday 26 February 2014.
- 10- Authenticated Electronic Official Gazette No. 0235 of 08 October 2016, *Official Gazette of the French Republic*, No. 0235, 8 October 2016.
- 11- Decree No. 2020-395 of 3 April 2020 authorizing Remote Notarial Acts during the Public Health Emergency Period, *Official Gazette of the French Republic (Journal Officiel de la République Française)*, No. 0082, 4 April 2020.
- 12- Decree No. 2020-1422 of 20 November 2020 establishing Remote Notarized Power of Attorney, *Official Gazette of the French Republic (Journal Officiel de la République Française)*, No. 0282, 21 November 2020.
- 13- Bouabdallah Amal, and Harazallah Karim, *Op. cit.*, p. 126.
- 14- Law No. 15-04 of 11 Rabi' al-Thani 1436, corresponding to 1 February 2015, laying down the General Rules governing Electronic Signature and Certification, *Official Gazette*, No. 06, 2015.
- 15- <https://techafricanews.com/2025/07/15/algeria-strengthens-e-governance-with-new-notarial-sector-digital-partnership/>
- 16- Algerian Notary System, <https://localnotaire.com/wp-content/uploads/2024/03/notairelocal19022024.pdf>
- 17- *Ibid.*
- 18- Algerian Press Service (APS): "National State Property Efforts to Launch a New Information System Including Notaries," published on 08/05/2025, <https://www.djazairess.com/aps/579852>
- 19- Eco Algeria: "Minister of Finance Reveals a Project to Replace the Real Estate Register with an Electronic Version," published on 19/11/2025, <https://shorturl.at/uDKDW>
- 20- Algerian Notary System, *Op. cit.*
- 21- Executive Decree No. 21-250, dated 25 Shawwal 1442 corresponding to 6 June 2021, providing for the dissolution of the National Agency for Land Surveying and the transfer of its assets, rights, obligations, and personnel to the Ministry of Finance, *Official Gazette*, No. 47, 15 June 2021.
- 22- Semmati Cherifa; Houideg Othman: "The Stakes of Digitizing the Real Estate Sector and Its Impact on Legal Security in Algeria," *Algerian Journal of Law and Political Science*, Vol. 9, No. 1, 2024, p. 352.

- 23- Dahou Nassira: "Legal and Judicial Security in Real Estate Transactions," International Scientific Conference on Requirements for Achieving Real Estate Security: Real Estate Disputes, Problems and Solutions, Nouakchott – Mauritania, 17–18 June 2025, <https://shorturl.at/g4GzW>
- 24- Eco Algeria, Op. cit.
- 25- <https://fadaeldjazair.mf.gov.dz/ar/>
- 26- Digital platform certified by the Postal and Electronic Communications Regulatory Authority and approved by the Automated Teller and Interbank Relations Company "SATIM" and the Automated Teller Association GIE, available on the CPA – Caisse Populaire d'Algérie platform, <https://shorturl.at/Y6TNU>
- 27- Eco Algeria, Op. cit.
- 28- Algerian Notary System, Op. cit.
- 29- Nebila Jennadi: "Modern Technology in Managing the Notary Office," Al-Mi'yar Journal, Vol. 25, No. 60, 2021, p. 851.
- 30- Ibid., p. 851.
- 31- Ben El- Bar Moussa: "The Role of Information Technology in the Transition from Traditional Archives to Electronic Archives," Turath Journal, Vol. 4, No. 5, 2014, p. 104.
- 32- Nebila Jennadi, Op. cit., p. 854.
- 33- Ben El- Bar Moussa, Op. cit., p. 110.
- 34- Algerian Notary System, Op. cit.
- 35- Laser scanning devices play an important role in the process of transforming paper documents into electronic documents, and serve as an effective element in the formulation of an electronic archiving system through the process of capturing and converting a vast amount of paper documents into digital data, which are automatically stored within minutes in a secure manner, protected from deterioration, loss, or damage.
- 36- Towards Digitizing the Archives of All Real Estate Registries, available at: www.altahrironline.dz/ara/?p=329548.
- 37- Rapport Annuel du Notariat – 2021, chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://adrianleeds.com/wp-content/uploads/4-20-22_Notaires.pdf.
- 38- Laura Serruya: Le Notaire Face au Numérique, Master 2 Droit Notarial, (This thesis received the 2022 Best Master's Thesis Award from the Graduate School of Law, Université Paris-Saclay), Academic Year 2020–2021, p. 14.
- 39- Younes Ahmed Adam Al-Qadal, Op. cit., p. 357.
- 40- Laura Serruya, Op. cit., p. 14.
- 41- Kara Mouloud: "Electronic Notarization: Its Form and Procedures," Al-Baheth Journal for Legal and Political Studies, Vol. 06, No. 2, December 2021, p. 1548.
- 42- Laura Serruya, Op. cit., p. 13.
- 43- Superior Council of Notaries, Digital Evolution of the Notariat, <https://www.csn.notaires.fr/fr/levolution-numerique-dans-le-notariat>.
- 44- Ibid.
- 45- Laura Serruya, Op. cit., p. 9.
- 46- <https://localnotaire.com/wp-content/uploads/2024/03/notairelocal19022024.pdf>
- 47- Bourassin M., Dauchez C., Pichard M.: Notariat and Digital Technology: The Cybernotary at the Heart of the Digital Republic, Preface by A. Lambert, LexisNexis, 2022, published 1 September 2022, <https://institutrobertbadinter.fr/fr/actualites/notariat-et-numerique-le-cybernotaire-au-coeur-de-la-republique-numerique/>.
- 48- Law No. 15-04, dated 11 Rabi' II 1436 corresponding to 1 February 2015, setting the general rules on electronic signature and certification, Official Gazette, No. 06, 2015.
- 49- Ibid., Article 9.
- 50- Ibid., Article 2, Paragraph 8.
- 51- Laura Serruya, Op. cit., p. 13.
-

52- Ibid., p. 13.

53- Spain Moves Ahead with Legal Digitalisation and Reform of Notary Proceedings, published on 24 January 2024, <https://www.osborneclarke.com/insights/spain-moves-ahead-legal-digitalisation-and-reform-notary-proceedings>.

54- Notaries 2.0: The Challenges of Digitalization, February 2024, <https://cabinet-bontemps.fr/blog/notaire-2-0-les-enjeux-de-la-digitilisation/>.

55- Laura Serruya, Op. cit., p. 11.

56- Ibid., p. 15.

57- Ibid., p. 15.

58- Bourassin M., Dauchez C., Pichard M., Op. cit.

59- Laura Serruya, Op. cit., p. 33.

60- Notaries 2.0: The Challenges of Digitalization, Op. cit.

61- Bourassin M., Dauchez C., Pichard M., Op. cit.

62- Laura Serruya, Op. cit., p. 12.

63- Ibid., p. 13.

Bibliography:

A- Books:

- Bourassin M., Dauchez C., Pichard M., *Notariat and Digital Technology: The Cybernotary at the Heart of the Digital Republic*, Preface by A. Lambert, France; LexisNexis, 2022.

B- Theses:

- Laura Serruya, *Le Notaire Face au Numérique*, Master 2 Droit Notarial, Université Paris-Saclay; 2021.

C- Newspaper and Journal Articles:

- Younes Ahmed Adam Al-Qadal, “The Impact of Digital Transformation on Real Rights in Civil Law,” *Ibn Khaldun Journal for Studies and Research*, Vol. 5, No. 8; 2025.
- Ben Ahmed Fatima Zahra; Ben Ahmed Nadia, “Digital Transformation in Algeria: Reality and Challenges – A Case Study,” *Algerian Journal of Public Finance*, Vol. 15, No. 1; 2025.
- Abna Qais, “The Virtual Legal Framework for Digital Transformation in the Algerian Public Administration,” *Qabas Journal for Human and Social Studies*, Vol. 09, No. 02; 2025.
- Semmati Cherifa; Houideg Othman, “The Stakes of Digitizing the Real Estate Sector and Its Impact on Legal Security in Algeria,” *Algerian Journal of Law and Political Science*, Vol. 9, No. 1; 2024.
- Nebila Jennadi, “Modern Technology in Managing the Notary Office,” *Al-Mi’yar Journal*, Vol. 25, No. 60; 2021.
- Ben El-Bar Moussa, “The Role of Information Technology in the Transition from Traditional Archives to Electronic Archives,” *Turath Journal*, Vol. 4, No. 5; 2014.
- Kara Mouloud, “Electronic Notarization: Its Form and Procedures,” *Al-Baheth Journal for Legal and Political Studies*, Vol. 06, No. 2; 2021.

- Bouabdallah Amal; Harazallah Karim, “Achieving Real Estate Security Through the Modernization of the Notarial System,” *Journal of Legal Studies*, Vol. 11, No. 01, January; 2025.

D- Seminar Papers:

- Dahou Nassira, “Legal and Judicial Security in Real Estate Transactions,” International Scientific Conference on Requirements for Achieving Real Estate Security: Real Estate Disputes, Problems and Solutions, Nouakchott, 17–18 June, Mauritania; 2025.

E- Legal Texts:

- Executive Decree No. 21-250, dated 6 June 2021, providing for the dissolution of the National Agency for Land Surveying and the transfer of its assets, rights, obligations, and personnel to the Ministry of Finance, Official Gazette No. 47; 2021.
- Law No. 15-04, dated 1 February 2015, setting the general rules on electronic signature and certification, Official Gazette No. 06; 2015.
- Law No. 2000-230 of 13 March 2000 on the Adaptation of the Law of Evidence to Information Technologies and Electronic Signatures, *Official Gazette of the French Republic*, No. 62, 14 March; 2000.
- Decree No. 2005-973 of 10 August 2005 amending Decree No. 71-941 of 26 November 1971 relating to Instruments Executed by Notaries, *Official Gazette of the French Republic*, No. 186, 11 August; 2005.
- Deliberation No. 2014-016 of 23 January 2014 granting General Authorization for the Processing of Personal Data for the Purpose of Carrying out Notarial Activities and Drafting Documents in Notarial Offices, 26 February; 2014.
- Authenticated Electronic Official Gazette No. 0235 of 08 October 2016, *Official Gazette of the French Republic*, No. 0235, 8 October; 2016.
- Decree No. 2020-1422 of 20 November 2020 establishing Remote Notarized Power of Attorney, *Official Gazette of the French Republic*, No. 0282, 21 November; 2020.
- Law No. 15-04 of 11 Rabi' al-Thani 1436, corresponding to 1 February 2015, laying down the General Rules governing Electronic Signature and Certification, *Official Gazette*, No. 06; 2015.
- Decree No. 2020-395 of 3 April 2020 authorizing Remote Notarial Acts during the Public Health Emergency Period, *Official Gazette of the French Republic*, No. 0082, 4 April; 2020.

F- Online Sources:

- Algerian Notary System, <https://localnotaire.com/wp-content/uploads/2024/03/notairelocal19022024.pdf> (consulted on 01/04/2026).
- <https://mosta.cc/klb18> (consulted on 01/04/2026).

- Algerian Press Service (APS), “National State Property Efforts to Launch a New Information System Including Notaries,” <https://www.djazairess.com/aps/579852> (consulted on 01/04/2026).
- Eco Algeria, “Minister of Finance Reveals a Project to Replace the Real Estate Register with an Electronic Version,” <https://shorturl.at/uDKDW> (consulted on 01/04/2026).
- Spain Moves Ahead with Legal Digitalisation and Reform of Notary Proceedings, <https://www.osborneclarke.com/insights/spain-moves-ahead-legal-digitalisation-and-reform-notary-proceedings> (consulted on 01/04/2026).
- Notaries 2.0: The Challenges of Digitalization, <https://cabinet-bontemps.fr/blog/notaire-2-0-les-enjeux-de-la-digitalisation/> (consulted on 01/04/2026).
- Superior Council of Notaries, Digital Evolution of the Notariat, <https://www.csn.notaires.fr/fr/levolution-numerique-dans-le-notariat> (consulted on 01/04/2026).
- Algerian Notary System, <https://localnotaire.com/wp-content/uploads/2024/03/notairelocal19022024.pdf> (consulted on 01/04/2026).
- Towards Digitizing the Archives of All Real Estate Registries, www.altahrironline.dz/ara/?p=329548 (consulted on 01/04/2026).
- Rapport Annuel du Notariat – 2021, https://adrianleeds.com/wp-content/uploads/4-20-22_Notaires.pdf (consulted on 01/04/2026).
- Algeria Strengthens E-Governance with New Notarial Sector Digital Partnership, <https://techafricanews.com/2025/07/15/algeria-strengthens-e-governance-with-new-notarial-sector-digital-partnership/> (consulted on 01/04/2026).
- Digital Platform of the Ministry of Finance, <https://fadaeldjazair.mf.gov.dz/ar/> (consulted on 01/04/2026).
- Digital platform certified by the Postal and Electronic Communications Regulatory Authority and approved by SATIM, <https://shorturl.at/Y6TNU> (consulted on 01/04/2026).
- <https://mosta.cc/klb18> (consulted on 01/04/2026).