

Incompleteness of Norms Regarding the Deadline for Cancellation of Certificates Above 5 Years in the Context of Land Law Certainty

Anggi Ari Yuliani¹, Herlindah ², Mohammad Hamidi Masykur³
anggiariyuliani8@gmail.com, herlindah@ub.ac.id, hamidi@ub.ac.id

Universitas Brawijaya

Article Info

Received: 2025-02-20

Revised: 2025-03-20

Accepted: 2025-05-26

Keywords:

Land Registration, Legal Certainty, Administrative Defects, Land Disputes, Basic Agrarian Law

Abstract

The government has clearly stated the purpose of land registration through the Basic Agrarian Law. This law applies to all regions in Indonesia. It ensures legal certainty for the community. Article 19, paragraph (1) clearly states this. The following articles regulate the stages prior to the issuance of certificates. First, the land area is measured. Then, a map is created in printed form. Once the mapping stage is complete, the data is recorded in a register. The land registration system is inadequate. This has led to overlapping land ownership and procedural errors in land registration. As a result, there are administrative defects in land certificates. These administrative defects can render certificates invalid. Land disputes are common and take a long time to resolve, particularly those related to the invalidation of certificates that have been invalid for more than five years. The application and implementation of policies for resolving these disputes lack complete regulations or have incomplete legal norms. This leads to legal uncertainty in the resolution and ownership of the land.

I. Introduction

The incomplete system on land registration causes overlap of land ownership to land registration procedures that are not in accordance with applicable rules causing disputes over certificates that have never been resolved in Indonesia and land data contained in the Indonesian land office which is still unclear, unlike in Australia where the certificates issued are absolute, meaning that this system believes as a very strong evidence It is not possible to alter it, unless the resulting certificate is obtained by forgery or by fraud.¹

Currently, there are many cancellations of certificates that have essentially been researched and examined, based on data on the Land Office (KKP) Computerized Application on March 21, 2025 at 02:20:45 WIB, data was produced throughout 2023 to March 2025 as many as 336 canceled certificates, that land disputes that occurred were quite high and took a long time to resolve, rules regarding the cancellation of land rights based on Government Regulation No. 18 2021 Article 64 which only regulates cancellation related to land rights due to administrative defects, that the cancellation is only within a period of 5 (five) years since the certificate was issued with a note that the issued certificate is a certificate for the first time and a certificate that has never been transferred, so there are no rules regarding the cancellation of the certificate of issuance that has been more than 5 (five) years due to administrative defects based on cases that occurred in several regions in Indonesia, there are certificates that are issued not in accordance with procedures but cannot be canceled without a court decision because it is regulated to regulate the cancellation of certificates issued for more than 5 (five) years must be with a court decision.

In essence, not all cases that occur can be resolved in court considering the very long time and there have been forms of certificates with administrative defects that are excluded and can be resolved at the institution that issues the certificate, namely the land office, so that the incompleteness of the norms that occur and the high number of certificates with administrative defects that need to be canceled make the uncertainty of the ownership of this certificate increase. In this regard, it is necessary to conduct research to answer the question of how procedures, rules and efforts to settle administrative defective certificates have been issued for more than 5 (five) years amid the many cases of cancellation that have occurred as well as the provision of legal certainty for the ownership of land rights.

2. Research Method

The writing of this paper uses a normative method with a "statute *approach*, conceptual approach."² In an effort to discover the incompleteness of norms by using the argumentation method, which is the method used in finding an incomplete or empty norm with *argumentum a contrario*, that is, finding the law by interpreting or explaining the law based on the resistance of the understanding or concrete events faced and the events regulated in the law, by

¹ Bachtiar Effendi, *Land Registration in Indonesia and Its Implementing Regulations*, Alumni, Bandung, 1998, p. 48.

² Khudzaifah Dimiyati and Kelik Wardiyanto, *Legal Research Methods*, Univeristas Muhammadiyah Surakarta, Surakarta, 2004, p. 1.

regulating in a hurried manner certain events but similar events others do not.³ Based on the definition of the research method put forward by Khudzaifah Dimiyati and Kelik Wardiyanto, it is a scientific method in conducting a complete and thorough investigation of all existing evidence related to the problems that occur. Thus, research methods are very necessary in finding answers related to problems that occur. Primary, secondary, and tertiary legal materials obtained by the author will be analyzed using analytical descriptive analysis techniques to convey regulations and regulations as well as positive legal theories that have a relationship to the legal issues of the problem that the researcher is writing.

3. Results and Discussion

Forms of errors that can be declared administrative defects that occur in the Land Rights Certificate

In Indonesia, a land certificate is an official document that serves as legal proof of land ownership. This document is published by the Ministry of Agrarian and Spatial Planning/National Land Agency, a non-ministerial government agency responsible for the management of land affairs at the national level. The issuance of land certificates reflects one of the main objectives of the Basic Agrarian Law (UUPA), which is to ensure legal certainty of land ownership for all Indonesian citizens. This goal is supported by Article 19 paragraph (1) of the UUPA, which reads: "To ensure legal certainty, the government is obliged to carry out land registration throughout the territory of the Republic of Indonesia in accordance with the regulations set by the government".⁴ A land certificate is proof of ownership of a land right that has evidentiary power in accordance with Article 32 concerning land registration. In this provision, it is stated that the certificate functions as an official document that is a valid and strong evidence regarding the physical and juridical information of the land, as long as the information is in accordance with what is stated in the survey deed and the relevant land book.

According to the Regulation of the Minister of Agrarian and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia Number 21 of 2020 concerning the Handling and Settlement of Land Cases, administrative defects refer to errors in procedures, which can include errors in the determination, registration, or process of transfer of rights, both during registration, affirmation, and recognition. Errors can also occur in the mapping, such as improper area calculations or overlapping objects requested. In addition, mistakes can also be in the form of misdesignation of land subjects or objects, as well as other mistakes that are contrary to the provisions of applicable regulations.⁵

The various causes of the cancellation of land rights certificates as legal products are regulated in Article 35 of the Regulation of the Minister of Agrarian and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia Number 21 of 2020 concerning the Handling and Settlement of Land Cases, which states that the cancellation can occur due to administrative and/or juridical defects :

29. ³ Mertokusumo, Sudikno and A. Pitlo, Chapters on Legal Discovery, PT. Citra Aditya Bakti, Bandung, 2013, pp. 26-

⁴ Khusnul Hidayati and Gunarto, Cancellation of Land Ownership Certificates due to Administrative Defects Based on Legal Certainty, Rasio Legis Journal, Volume 3, 2024, hlm. 142.

⁵ Hasni, Spatial Planning and Land Use Regulations, PT. Raja Grafindo Persada, Jakarta, 2016, pp. 11-24.

- a. Errors in the stages or procedures for issuing land rights, recording rights, and maintaining data in the land registration system;
- b. Technical errors when taking measurements;
- c. Procedural inconsistencies when issuing a replacement certificate;
- d. Errors in the administrative process of issuing Certificates of Dependent Rights;
- e. Mistakes in applying the provisions of laws and regulations;
- f. Offences of the subject of rights;
- g. Infringement of the object of rights;
- h. Offences of the type of rights;
- i. Overlapping land rights;
- j. Overlap with forest areas;
- k. Land consolidation determination errors;
- l. Land Reform Land Acquisition Errors;
- m. Errors in the process of granting permission for the transfer of rights;
- n. Errors in the process of issuing the Cancellation decision letter;
- o. There is a criminal court decision with permanent legal force that proves the existence of criminal acts of forgery, fraud, embezzlement and/or other criminal acts;
- a) There are documents or data used in the process of issuing certificates that are not products of the agency based on a certificate from the agency concerned;

There is a court decision in which in its legal consideration it is proven that there is a fact that there is a defect in the issuance of the Ministry's legal product and/or there is a defect in the legal act in the transfer of rights but in the judgment it is not expressly stated.⁶

- a. Procedure errors.
- b. Mistakes in the application of laws and regulations.
- c. Error of the subject of rights.
- d. Error of the object of rights.
- e. Wrong type of rights.
- f. Broad Calculation Error.
- g. There is overlap of land rights.
- h. Juridical Data or Physical Data are not true.
- i. Other errors of an administrative law nature.

A Decision that is not expressly stated causes uncertainty in its cancellation, a certificate that no longer has legal force as proof of rights because it contains an administrative defect, namely when in the process of issuance there is an error that has an impact on the validity of ownership.

In an interview with the media, the Minister of Agrarian and Spatial Planning/National Land Agency, Nusron Wahid, explained the reason why the Ministry of Agrarian and Spatial Planning/National Land Agency cannot cancel land certificates that have been issued for more than 5 years, According to him, his party cannot cancel the issuance of land certificates if it has been more than 5 years since the certificate was issued. He explained that the cancellation was hampered by government regulations, especially Government

⁶ Ali Achmad Chomzah, *Hukum Tanah (Seri Hukum Tanah I: Pemberian Hak atas Tanah Negara, Seri Hukum Tanah II: Sertifikat dan Masalah Terkait)*, Prestasi Pustaka, Jakarta, 2013, hlm. 85.

Regulation Number 18 of 2021. This is what causes the land certificate for the construction of a sea fence in Babelan, Bekasi, cannot be immediately canceled because the Building Rights Certificate (SHGB) has been issued more than 5 years ago. "We are limited by PP 18 which sets a time limit of 5 years. For certificates that are less than 5 years old, we can immediately cancel them," Nusron said during a meeting with Commission II of the House of Representatives in Senayan, Central Jakarta, on Thursday.⁷

It also includes the granting of a certificate as an authentic form of proof of one's ownership of a piece of land. It can be concluded that this stage is an effort to realize juridical certainty of land rights for the authorities, which is determined through the issuance of an archive that has intrinsic legal force, namely in the form of a deed of authority over land. Certificates that are found to be legally defective are a means of proving the ownership of authority over land that is already legal and it turns out that there are parts that cause cancellation, because in the procedure for making it there are elements of coercion, error, fraud or in other cases. It could also be because the formal procedure is inappropriate or violates the law, and causes legal consequences, namely the cancellation of the certificate. Land rights certificates that have been registered are likely to still have problems that result in disputes that lead to an application for the cancellation of the land rights deed through the court stage.⁸

Dispute resolution can be carried out through the State Administrative Court, if the object is a State Administrative Decree and the party issuing it is the State Administrative Official. Based on Article 53 paragraph (1) of the PTUN Law, it is regulated regarding the grounds that can be used to file a lawsuit for the invalidity of a decision, namely: The decision of the TUN that is sued is contrary to the applicable laws and regulations; and the TUN decision that is being sued is contrary to the general principles of good governance.

Arrangement for the cancellation of certificates where there are incompleteness of norms in the context of land law certainty

According to Maria S.W. Sumardjono, the law prioritizes certainty. In the context of Indonesian land law, this means certainty about who holds property rights or other rights to a plot of land. However, in reality, land certificate holders often still feel unsure of the certainty of their rights, as evidenced by the many certificate cancellation lawsuits filed in court.⁹

A decision to cancel the right to land due to an administrative legal defect in its issuance, can be made due to an application of interest or by an authorized official without an application. Or it can be submitted directly to the Minister or appointed officials or through the Head of the Land Office. Based on Government Regulation Number 18 of 2021 concerning Management Rights, Land Rights, Flats and Land Registration Article 64 paragraph (1) Cancellation of Land Rights due to administrative defects can only be done before a period of 5 (five) years from the issuance of the Land Rights certificate, for Land Rights that are issued for the first time and have not been transferred or Land Rights that have been transferred but

⁷ KumparanNEWS, Nusron Mengungkap Alasan Mengapa ATR/BPN Tidak Dapat Membatalkan Sertifikat Tanah yang Berusia Lebih dari 5 Tahun, <https://kumparan.com/kumparannews/nusron-ungkap-alasan-atr-bpn-tak-bisa-batalan-sertifikat-tanah-di-atas-5-tahun-24P5TVORPCS>, diakses pada 20 Mei 2025.

⁸ Ikhwansyah & Djumardin. Legal and Administrative Defects in the Cancellation of Land Rights Certificates. Jatiswara, Vol. 33, 2018, p. 3.

⁹ Maria S.W, Land Policy, Kompas Book, Revised Edition, Jakarta, 2009, p. 179.

the parties do not have good faith in the the transfer of rights is in accordance with the provisions of laws and regulations while the cancellation of Land Rights due to administrative defects can be done because there is an overlap of Land Rights does not have a time limit, this causes incompleteness of existing norms, in fact overlapping land rights are problems that cause two parties one of whom will later be harmed, so that the cancellation of certificates caused by overlap based on the Regulation of the Minister of Agrarian and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia Number 21 of 2020 concerning the Handling and Settlement of Land Cases article 5 Cases that are Disputes and Conflicts are classified into 3 (three) classifications :

- a. Serious Cases are cases that involve many parties, have complex legal dimensions, and/or have the potential to cause social, economic, political and security turmoil;
- b. Medium Cases are cases between parties whose legal and/or administrative dimensions are quite clear which, if determined to be resolved through legal and administrative approaches, does not cause social, economic, political and security turmoil;
- c. A Light Case is a Complaint Case or a request for instructions that are technical in administrative nature and the settlement is sufficient with a Settlement Instruction Letter to the complainant or applicant.

According to Philipus M. Hadjon and Tatiek Sri Djatmiati as quoted by M. Lutfi Chakim in the Constitutional Court Magazine in his discussion of *the Contrarius Actus*, this principle means that the body or official of the State Administration (TUN) that issues the state administrative decision is also itself authorized to cancel it, so that in practice, for a State Administration decision (TUN) that has an administrative defect and/or juridical defect, then who have the right to revoke the TUN decision is the official/agency that issued the State Administrative Decision (TUN) itself while still paying attention to the applicable provisions unless the Law expressly prohibits revoking the decision. Thus, the purpose of the principle of *Contrarius Actus* as a form of responsibility of the State Administration agency or official (TUN) that has issued a State Administrative Decree (TUN) that contains administrative defects and/or juridical defects in it and this responsibility is carried out by giving a cancellation decision on the product that has been issued.¹⁰

Based on the theory of administrative responsibility, the land party as an agency that oversees all management in the land sector must be responsible for the mistakes of the land office in providing services to the community. Because basically the law must reflect procedural principles, system openness, openness of work results, public accountability, and the obligation of openness to the community.¹¹

The court has the authority to decide the validity or declare that a certificate has no legal force, but the court does not have the authority to annul the certificate in question. The difference in principle lies in its authority and legal consequences.¹² The statement that a certificate has no legal force is the authority of the court, while the cancellation of the certificate is the authority of the BPN. Meanwhile, the object of cancellation of land rights

¹⁰ Farah Diba Maharani dan Teddy Anggoro, Pembatalan Sertifikat Tanah oleh Kantor Pertanahan Tanpa Putusan Pengadilan yang Final dan Mengikat, Jurnal Ilmiah Galuh Justisi, Volume 12, 2024, hal. 229.

¹¹ Ibid., p. 230.

¹² H. Aridi and M. Natsir, The Limits of the Court's Authority in Land Ownership Disputes, Supreme Court of the Republic of Indonesia, Directorate General of Religious Justice, 2013, pp. 11-12.

consists of:

- a. decree on granting land rights;
- b. land rights certificates;
- c. Decree on granting land rights in the context of land tenure control."

The cancellation of the land rights certificate as a follow-up to a court decision that has the force of law is still carried out by submitting a cancellation application by the party who won the case to BPN. The cancellation application based on this court decision cannot necessarily be implemented by BPN. This of course can provide legal uncertainty for the winner of the case because quite a lot of time, energy, thoughts and costs have been spent to obtain justice in the judicial institution and also based on Government Regulation Number 18 of 2021 concerning Management Rights, Land Rights, Flats Units and Land Registration Article 64 paragraph (1) Cancellation of Land Rights due to administrative defects can only be done before a period of 5 (five) years from the issuance of the Land Rights certificate, for the Land Rights that are issued for the first time and have not been transferred or the Land Rights that have been transferred but the parties do not have good faith for the transfer of the rights in accordance with the provisions of laws and regulations, However, in the next letter, namely Article 64 paragraph (1) letter b, it is stated that cancellation due to administrative defects can only be done due to overlapping Land Rights without a specified time limit, so that in the event of cancellation of certificates where there is overlap, many are resolved through cancellations made at the National Land Agency so that it raises the question why the problems that occur are due to the fault of the applicant or the Agency National Land itself without any dispute with other parties or can be said to be a category of moderate cases that do not cause disputes with two or more parties are not regulated in the regulations, while problems related to overlapping land rights that require research and a series of determinations that are quite long there are rules that can be resolved without knowing the deadline, thus causing incompleteness of norms in some cases that occur.

Based on the administrative law of the government, especially Article 66, which states that a decision can be annulled if there is a procedural defect or a defect in substance. This cancellation must be done by a government official or the superiors of the official within a maximum of 5 working days from the discovery of the reason for the cancellation of the certificate. In addition, a decision can end if it is revoked by an authorized government official. The state administrative law provides a foundation that becomes a guideline for all processes of actions and activities that have an impact on people's lives.¹³

The provisions in the Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia No. 3 of 2011 concerning the Management of Land Cases Assessment and Handling do not specifically regulate the cancellation of land rights but are regulated in the provisions regarding the settlement of land cases in Chapter VII by providing that the settlement of land cases basically has 2 (two) namely :

- 1) the implementation of court decisions and

¹³ Rahmatika, N., Herlindah., Handiyantina, S., *Overlapping Land Conflicts: Effective Alternative Dispute Resolution Methods for License to Open State Land*, Administrative And Environmental Law Review, Volume 5, Issue 2, 2024, hlm. 196.

2) Settlement of Out-of-Court Land Cases.

The implementation of court decisions and the settlement of land cases outside the court can give birth to legal acts in the form of cancellation of land rights certificates so that it can be said that if it is based on the Regulation of the Minister of Agrarian and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia No. 3 of 2011, then the cancellation of land rights can be carried out in 2 (ways), namely :

- 1) based on the court's decision and
- 2) not based on a court ruling.¹⁴

There is no time limit for the revocation of decisions where there are errors and inconsistencies regarding the procedure in determining decisions in a regulated manner and based on ministerial regulations related to dispute resolution in the land sector, namely the Regulation of the Minister of Agrarian Affairs and Spatial Planning Number 21 of 2020 does not regulate or mention related to certificates that are canceled due to administrative defects that have been more than 5 years old must go through a court decision, Given that this can lead to further conflicts between all parties to the dispute. At the stage of the process in court, it takes a lot of time because of the number of lawsuits, but if the problem is resolved through a process that is carried out outside the trial stage or not through the green table with that stage, it can benefit all parties to the dispute.¹⁵ So that the rules related to cancellation contained in government regulations are incomplete regulating cancellation which is due to administrative defects made by the National Land Agency not the fault of the applicant or there is a dispute over the land plot so that the phenomenon that occurs raises questions about the procedure in its settlement and the existing rules are not in line with the objectives related to the registration of land ownership prioritizing legal certainty to the owner of the right and order of administration.¹⁶

4. Conclusion

Legal certainty related to land rights has a very important role, because the Basic Agrarian Law contains two main aspects: certainty regarding the object of land and certainty regarding the subject who has land rights. Object certainty includes determining the location of the land plot based on the geographical coordinates in the land registration map, while subject certainty refers to the identity of the right holder whose name is recorded in the land book at the land office. This information is then stated in the Land Certificate, which is a copy of the map and the land book.

The realization of the land law reform plan is still experiencing obstacles. As a result, land law tends to be inactive and has not been able to play a role in supporting the realization of people's welfare as mandated by the constitution. One of the main causes is the many laws and regulations of past heritage that do not reflect the aspirations of the community and are not in harmony with development needs based on religious and customary laws. In addition, the weak role of the National Legislation Program (Prolegnas) and the involvement of various government agencies in the process of

¹⁴ Isis Ikhwasnyah, *Hukum Perselisihan dan Persoalan Hukum*, Keni Media, Bandung, 2018, hlm. 57.

¹⁵ Rorosati, R., Permadi, I., Masykur, H., *Procedure for Land Dispute Resolution Through Mediation at the Land Office: A Critical Analysis of Procedural Justice*, *Academic Juornal of Law and Governance*, Volume 3, Number 2, 2023, hlm. 187.

¹⁶ Benhard Limbong, *Konflik Pertanahan*, Margaretha Pustaka, Jakarta, 2011, hlm 78.

resolving land disputes have led to the emergence of overlapping decisions. In fact, it is not uncommon for conflicts between regulations to occur, which ultimately cause confusion in the application of the law.

In the future, the settlement of land disputes requires the existence of a special judicial institution that handles land cases to avoid overlap and conflict of decisions that can weaken justice-based legal certainty for all communities. This means that legal certainty regulated in the law must also be reflected in the judge's decision that reflects the values of justice. In any state administrative policy, it is important to make the law, court decisions, and the principle of justice the main basis, especially in the context of the formation of new laws that govern the settlement of land conflicts in Indonesia. It is hoped that the existence of this special court will be able to reduce uncertainty in handling land claims. With better legal certainty, the economic development process can take place more effectively, which will ultimately encourage the improvement of the welfare of the Indonesian people.

It is recommended to revise Government Regulation Number 18 of 2021 concerning Management Rights, Land Rights, Flats and Land Registration, especially by clarifying the provisions regarding the expiration deadline in suing or clarifying the time limit for canceling certificates and qualifying the cancellation of certificates with administrative defects clearly related to problems that can be resolved outside the court, Given the high number of lawsuits and some disputes that should be resolved in court but can be resolved outside the court and some problems that can be resolved outside the court or internally but are not regulated in it so as to create uncertainty in the effort to resolve it.

References

Book

- Ali Achmad Chomzah, Hukum Tanah (Seri Hukum Tanah I: Pemberian Hak atas Tanah Negara, Seri Hukum Tanah II: Sertifikat dan Masalah Terkait), Prestasi Pustaka, Jakarta, 2013.
- Bachtiar Effendi, Pendaftaran Tanah di Indonesia dan Peraturan Pelaksanaannya, Alumni, Bandung, 1998.
- Benhard Limbong, Konflik Pertanahan, Margaretha Pustaka, Jakarta, 2011.
- Hasni, Rencana Tata Ruang dan Peraturan Penggunaan Tanah, PT. Raja Grafindo Persada, Jakarta, 2016.
- Isis Ikhwanasyah, Hukum Perselisihan dan Persoalan Hukum, Keni Media, Bandung, 2018.
- Khudzaifah Dimyati dan Kelik Wardiyanto, Metode Penelitian Hukum, Univeristas Muhammadiyah Surakarta, Surakarta, 2004.
- Maria S.W, Kebijakan Tanah, Kompas Book, Edisi Revisi, Jakarta, 2009.
- Mertokusumo, Sudikno dan A. Pitlo, Bab-bab Tentang Penemuan Hukum, PT. Citra Aditya Bakti, Bandung, 2013.

Journal

- Farah Diba Maharani dan Teddy Anggoro, Pembatalan Sertifikat Tanah oleh Kantor Pertanahan Tanpa Putusan Pengadilan yang Final dan Mengikat, Jurnal Ilmiah Galuh Justisi, Volume 12, 2024.
- H. Aridi dan M. Natsir, Batas Kewenangan Pengadilan Dalam Sengketa Hak Milik Atas Tanah, Mahkamah Agung Republik Indonesia, Direktorat Jenderal Peradilan Agama, 2013
- Khusnul Hidayati and Gunarto, "Cancellation of Land Ownership Certificates due to Administrative Defects Based on Legal Certainty", Rasio Legis Journal, Volume 3, 2024.
- Ikhwansyah & Djumardin, Cacat Hukum dan Administratif dalam Pembatalan Sertifikat Hak Atas Tanah, Jatiswara, Vol. 33, 2018.
- Rahmatika, N., Herlindah., Handiyantina, S., Overlapping Land Conflicts: Effective Alternative Dispute Resolution Methods for License to Open State Land, Administrative And Environmental Law Review, Volume 5, Issue 2, 2024.
- Rorosati, R., Permadi, I., Masykur, H., Procedure for Land Dispute Resolution Through Mediation at the Land Office: A Critical Analysis of Procedural Justice, Academic Juornal of Law and Governance, Volume 3, Number 2, 2023, hlm. 187.

Legislations

- Undang-Undang Dasar 1945;
- Kitab Undang-Undang Hukum Perdata;
- Undang-Undang Nomor 5 Tahun 1960 tentang Peraturan Dasar Pokok-Pokok Agraria (Lembaran Negara Republik Indonesia Tahun 1960 Nomor 104, Tambahan Lembaran Negara Republik Indonesia Nomor 2043);
- Undang-Undang Nomor 30 Tahun 2014 tentang Administrasi Pemerintahan (Lembaran Negara Republik Indonesia Tahun 2014 Nomor 292, Tambahan Lembaran Negara Republik Indonesia Nomor 5601);
- Undang-Undang Nomor 6 Tahun 2023 tentang Penetapan Peraturan Pemerintah Pengganti Undang-Undang Nomor 2 Tahun 2022 tentang Cipta Kerja menjadi Undang-Undang (Lembar Negara Republik Indonesia Tahun 2022 Nomor 238);
- Peraturan Pemerintah Nomor 24 Tahun 1997 tentang Pendaftaran Tanah (Lembaran Negara Republik Indonesia Tahun 1997 Nomor 59, Tambahan Lembaran Negara Republik Indonesia Nomor 3696);
- Peraturan Pemerintah Nomor 18 Tahun 2021 tentang Hak Pengelolaan, Hak Atas Tanah, Satuan Rumah Susun dan Pendaftaran Tanah (Lembaran Negara Republik Indonesia Tahun 2021 Nomor 28);
- Peraturan Menteri Negara Agraria/Kepala Badan Pertanahan Nasional Nomor 3

Tahun 1997 tentang Ketentuan Pelaksanaan Peraturan Pemerintah Nomor 24 Tahun 1997 tentang Pendaftaran Tanah sebagaimana telah beberapa kali diubah, terakhir dengan Peraturan Menteri Agraria dan Tata Ruang/Kepala Badan Pertanahan Nasional Nomor 7 Tahun 2019 tentang Perubahan Kedua atas Peraturan Menteri Negara Agraria/Kepala Badan Pertanahan Nasional Nomor 3 Tahun 1997 tentang Ketentuan Pelaksanaan Peraturan Pemerintah Nomor 24 Tahun 1997 tentang Pendaftaran Tanah (Berita Negara Republik Indonesia Tahun 2019 Nomor 722);

Peraturan Menteri Agraria dan Tata Ruang/Kepala Badan Pertanahan Nasional Nomor 21 Tahun 2020 tentang Penanganan dan Penyelesaian Kasus Pertanahan (Berita Negara Republik Indonesia Tahun 2020 Nomor 1369);

Peraturan Menteri Agraria dan Tata Ruang/Kepala Badan Pertanahan Nasional Nomor 18 Tahun 2021 Tentang Tata Cara Penetapan Hak Pengelolaan dan Hak Atas Tanah (Berita Negara Republik Indonesia Tahun 2021 Nomor 1202).

Other Resources

KumparanNEWS, Nusron Mengungkap Alasan Mengapa ATR/BPN Tidak Dapat Membatalkan Sertifikat Tanah yang Berusia Lebih dari 5 Tahun, <https://kumparan.com/kumparannews/nusron-ungkap-alasan-atr-bpn-tak-bisa-batalkan-sertifikat-tanah-di-atas-5-tahun-24P5TVORPCS>, diakses pada 20 Mei 2025.