



EUROPEAN COURT OF HUMAN RIGHTS
COUR EUROPÉENNE DES DROITS DE L'HOMME

ECHR 216 (2025)
24.09.2025

Update on cases concerning requests for compensation with regard to property seized under the communist regime and not restored to owners

The Court has decided to progressively give notice, as of September 2025, to the Romanian Government of a number of applications pending before the Court concerning restitution of property that had been nationalised under the communist regime.

There are currently **over 300 similar applications pending** before the Court. It will notify to the Government those applications that have not been declared inadmissible or struck out at the outset.

The background to these applications was set out in the Court's judgment *Văleanu and Others v. Romania* (application nos. 59012/17 and 29 others) on [the merits](#) on 8 November 2022 and on the question of [just satisfaction](#) on 7 January 2025.

On the face of it, core issues similar to those raised by the applicants in these pending applications, under **Article 1 of Protocol No. 1 (protection of property)** to the European Convention on Human Rights, have already been judged in the *Văleanu and Others v. Romania* case.

On that basis, the Court decided to request from the parties factual information concerning in particular the claimed property's location and its technical specifications. At the same time, they may submit observations so long as they refer essentially to the factual aspects of the applications and not to preliminary objections or legal issues already decided by the Court in *Văleanu and Others*.

The case of *Văleanu and Others v. Romania* (application nos. 59012/17 and 29 others) concerned mainly proceedings for restitution of property nationalised by the communist regime – which are still pending after the entry into force of the new Law no. 165/2013. In particular it concerned prolonged non-enforcement of outstanding judgments given in the applicants' favour (for either title deeds to property to be issued to them, or to grant them possession of their property, or compensation decisions, including payment of amounts clearly established and validated as per the domestic law by administrative decisions or judicial decisions that became final before the entry into force of Law no. 165/2013), and the lack of an effective remedy; the annulment of the applicants' titles on account of the State's failure to correctly implement the applicable law without any compensation; and the failure of the authorities to ensure that the compensation awarded had been reasonably related to the current value of the property.

In its judgment of [8 November 2022](#) the Court found a violation of Article 1 of Protocol No. 1 (protection of property) to the Convention in respect of all the applications that had not been struck off its list of cases.

In its further judgment of [7 January 2025](#) the Court made awards of just satisfaction in respect of the pecuniary damage suffered by the applicants due to their inability to have their property restored to them; such awards were to be paid within 12 months from the judgment becoming final, namely on 30 June 2025. The same time-limit was given for the execution in kind of the final judgments in the applicants' favour, an obligation that was set alternatively to the payment of the corresponding damages. In calculating the said damages, the Court relied on the latest available notarial grids, giving precedence to the current condition of the relevant property. Wherever the relevant grids were not annually updated, the resulting amount was increased by 13% per each year, as of the year of the last update until the time of payment. The notarial grids were not relied on in situations where the

amounts due to the claimants had been clearly established and validated in decisions that became final before the entry into force of Law No 165/2013, but the Romanian State had to pay within three months the amounts determined at national level, adjusted with inflation. All loss of use, profit or benefit claims were dismissed.

There are currently over 300 similar individual applications pending before the Court.

The Court has decided to progressively initiate, as of September 2025, the procedure of giving notice to the respondent Government of any of these individual applications that have not been declared inadmissible or struck out at the outset.

On the face of it, legal matters similar to the core issues raised by the applicants, under Article 1 of Protocol No. 1 to the European Convention on Human Rights (peaceful enjoyment of possessions), as well as the principled approach for awarding just satisfaction in relation to any found breach, have already been examined in the Court's above-indicated judgments (on the merits and on the applicants' just satisfaction claims, respectively).

Against that background, once notice to the Government has been given of each application, the parties will be invited to submit factual information concerning the claimed property's location and its technical specifications (including land use and construction type), along with a copy of the relevant notarial grids, on the basis of which any potential just satisfaction claims (Article 41 of the Convention) will be assessed.

At the same time, if the parties consider it to be absolutely necessary, they may submit observations so long as they refer essentially to the factual aspects of the applications and not to preliminary objections or legal issues already decided by the Court in [Văleanu and Others v. Romania](#).

This press release is a document produced by the Registry. It does not bind the Court. Decisions, judgments and further information about the Court can be found on www.echr.coe.int.

Follow the Court on Bluesky [@echr.coe.int](https://bsky.app/profile/echr.coe.int), X [ECHR CEDH](https://twitter.com/ECHR_CEDH), [LinkedIn](https://www.linkedin.com/company/echr), and [YouTube](https://www.youtube.com/channel/UCk1jW13333333333333333333).

Contact [ECHRPress](mailto:echrpress@echr.coe.int) to subscribe to the press-release mailing list.

Where can the Court's press releases be found? [HUDOC - Press collection](#).

Press contacts

echrpress@echr.coe.int | tel: +33 3 90 21 42 08

We are happy to receive journalists' enquiries via either email or telephone.

Tracey Turner-Tretz (tel: + 33 3 88 41 35 30)

Denis Lambert (tel: + 33 3 90 21 41 09)

Inci Ertekin (tel: + 33 3 90 21 55 30)

Jane Swift (tel: + 33 3 88 41 29 04)

The European Court of Human Rights was set up in Strasbourg by the Council of Europe member States in 1959 to deal with alleged violations of the 1950 European Convention on Human Rights.