



Republic of Cyprus
enforcement system e-manual





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WHAT IS ENFORCED



Monetary Claims

01



Non-Monetary Claims

- Handing over movable assets
- Eviction
- Obligations to act, refrain from acting or suffer action

02

WHO ENFORCES



Court bailiffs (Judicial Officers)

- Public servants, employed at the courts on a permanent basis
- Carry out acts relevant to the enforcement of judicial decisions (executions of writs, sale of movable property etc.)



Private bailiffs

- Liberal/self-employed professionals
- Entrusted with service of documents in all civil court cases

ENFORCEMENT PROCEDURE



Enforceable title

- Court judgment and settlement (arising from reconciliation)
- Enforceable decision in administrative/misdemeanour proceedings
- Arbitral award
- Municipal administrative act
- Other document (subject to certain conditions)



Creditor's request for enforcement



Enforcement

In the case of enforcement of monetary claims, the following steps are necessary for the initiation of enforcement:



Final court judgment that creates obligation



Delivery



Debtor's refusal/failure to pay the sum awarded

Methods of enforcement of monetary claims

- Writ of execution for the sale of movables
- Writ for sale of immovable property
- Writ of sequestration of immovable property
- Garnishee order
- Order to the judgment debtor to make payments over the debt on a monthly basis
- Writ of possession, ordering property to be delivered to the creditor
- Writ of delivery, ordering movable property to be delivered to the creditor etc.

HOW LONG DOES THE PROCESS LAST



**Validity of judgments
imposing enforcement
measures:**

6 years from date of delivery



**Forced sale by public
auction of non-mortgaged
immovable property
via the Department
of Lands and Surveys
may last for many years**



HOW MUCH DOES THE PROCESS COST



Enforcement fees

- Cannot be determined or estimated in advance
- Proportional to the amount of the claim, the type of enforcement action and the nature of the assets seized, and other possible additional possible expenses (transportation, storage, etc.)

Fee for the initiation of enforcement proceedings

- Fixed amount, proportional to the value of the claim

Enforcement expenses

- Proportional, based on the amount of the claim
- Covering reimbursement of procedural expenses necessary to fulfil the judicial officer's functions

