

ABSTRAK

Peralihan atau pemindahan hak adalah suatu perbuatan hukum yang bertujuan memindahkan hak dari satu pihak ke pihak lain. Dan untuk memperoleh kekuatan hukum, hasilnya memerlukan pengesahan pejabat pendaftaran yang berwenang, karena akan digunakan sebagai data bukti berupa sertifikat dengan melalui proses pendaftaran tanah ke Badan Pertanahan Nasional khususnya di Kabupaten Karawang berdasarkan Peraturan Pemerintah Nomor 24 Tahun 1997 Tentang Pendaftaran Tanah. Identifikasi Masalah, Bagaimana pelaksanaan peralihan hak milik tanah melalui jual beli di kantor Badan Pertanahan Nasional Kabupaten Karawang? Apa hambatan yang timbul dalam pelaksanaan proses peralihan hak milik tanah melalui jual beli serta langkah apa saja yang dilakukan? Tujuan Penelitian, Mengetahui bagaimana pelaksanaan peralihan hak milik tanah melalui jual beli di kantor Badan Pertanahan Nasional Kabupaten Karawang, Mengetahui hambatan dalam pelaksanaan proses peralihan hak milik tanah melalui jual beli serta langkah-langkah apa saja yang dilakukan. Penelitian ini merupakan Penelitian normatif dengan Metode Pendekatan yuridis empiris yang menekankan pada analisa aturan hukum. Kesimpulannya, setiap peralihan hak milik atas tanah dengan cara jual beli, setelah dilakukannya peralihan haknya oleh PPAT setempat yang dibuktikan dengan akta jual beli, Hambatan yaitu kurang lengkapnya berkas, pengisian akta jual beli yang kurang lengkap, tanah dalam sengketa, masyarakat merasa enggan untuk mensertifikatkan peralihan hak atas tanahnya.

Kata kunci: Peralihan Hak, Pendaftaran Tanah, Penegakan Hukum.

KARAWANG

ABSTRACT

Transfer or conveyance of rights is a legal act aimed at transferring rights from one party to another. And to obtain legal validity, its results require approval from the authorized registration officer, as it will be used as evidence data in the form of a certificate through the land registration process with the National Land Agency, specifically in Karawang Regency, based on Government Regulation Number 24 of 1997 Regarding Land Registration. Problem Identification, How is the implementation of the transfer of land ownership rights through buying and selling at the Karawang Regency National Land Agency office? What are the obstacles that arise in the implementation of the process of transferring land ownership rights through buying and selling, and what steps are taken? Research Objectives, To understand how the transfer of land ownership rights through buying and selling is carried out at the Karawang Regency National Land Agency office, to identify the obstacles in the implementation of the process of transferring land ownership rights through buying and selling, and to determine the steps taken. This research is a normative study with an empirical juridical approach that emphasizes the analysis of legal regulations. In conclusion, every transfer of land ownership rights through buying and selling, after the transfer of rights has been carried out by the local PPAT (Land Deed Official) as evidenced by the deed of sale and purchase, faces obstacles such as incomplete documentation, incomplete completion of the deed of sale and purchase, land disputes, and reluctance of the community to certify the transfer of land ownership rights.

Keywords: *Transfer of Rights, Land Registration, Law Enforcement*