RYSKIYEVA & PARTNERS

LAW FIRM

INHERITANCE IN UZBEKISTAN

A Practical Guide for Heirs

How to establish your rights, prepare the documents and inherit property in different life situations

30 common scenarios
Step-by-step guidance • Share calculations • Documents
Heirs abroad • Debts • Disputes

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How to use this guide

This guide is intended for anyone administering an inheritance in Uzbekistan, personally or through a representative. It explains what to address before visiting a notary, what to verify during the proceedings and what to do after receiving the inheritance certificate.

Key point on timing: six months is the general waiting period before a certificate is issued. Uzbek law does not set a final deadline for applying for that certificate. Applying later does not, in itself, mean losing the inheritance.

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Terminology: “Civil Code” means the Civil Code of the Republic of Uzbekistan; “Regulation” means Annex No. 5 to Cabinet of Ministers Resolution No. 726 of 18 November 2020.

THE BASIC PROCEDURE

First steps and documents

Step-by-step roadmap

Step	Action and expected result
1. Document the death	Obtain a death certificate, extract or other acceptable confirmation of registration. Establish the exact date on which the estate opened.
2. Identify the competent notary	Determine the deceased’s last permanent residence. Check whether an estate case exists; record its number and the notary’s contact details.
3. Disclose family and will	List the spouse, children, parents, deceased relatives and other potential heirs. Ask for a search for any will in the system.
4. Inventory assets and debts	List real estate, vehicles, accounts, LLC interests, shares, claims against debtors, loans and known restrictions.
5. File the application and documents	Establish identity, kinship and the deceased’s title to property. Agree on inquiries to obtain missing information.
6. Determine inheritance shares	Check marital and mandatory shares, the rights of children, dependants and descendants of deceased relatives.
7. Obtain the certificate	Verify names, shares, asset descriptions and grounds of succession. Pay the prescribed charges.
8. Complete the formalities	Register rights where required, collect bank funds and record transfers of corporate rights.

What to bring to your first appointment

Identity document; proof of death; details of the deceased's last place of residence; available evidence of family relationships and surname changes; title documents; and the will, if available. A representative also needs a valid power of attorney.

Missing documents need not prevent an initial inquiry. The notary obtains certain information through electronic systems and may request information to locate bank assets. Ask which originals will be necessary in your particular case.

Timing, place of opening and estate assets

When rights arise and when the certificate is issued

An estate opens upon a person's death or a court declaration of death. An heir's rights arise upon the opening of the estate, subject to the statutory requirements. The certificate confirms those rights; state registration is necessary for assets whose ownership rights are subject to registration.

Question	Rule
When should I apply?	You may start the process once the estate opens. There is no need to wait six months before first applying.
When is the certificate issued?	Usually after six months. Earlier issuance is possible if the notary has information confirming there are no other heirs to the relevant asset or estate.
What if several years have passed?	First contact the notary and check the file and title. There is no general application deadline for the certificate, but a specific dispute may have limitation periods.
Can other heirs be omitted?	Their silence does not amount to a disclaimer. Give the notary all known information about possible heirs.

Which notary should you contact?

The primary connecting factor is the deceased's last permanent residence—not the hospital where death occurred or the heir's address. If that residence is unknown, the location of the immovable property or its principal part applies; failing that, the principal part of the movable property. International treaties and special rules may also apply to cross-border estates.

What forms part of the estate?

The estate includes the deceased's property, property rights and obligations that survive death. These may include an apartment, a bank deposit or a right to recover a loan. Strictly personal rights and obligations generally do not pass by inheritance. Distinguish a right to a future payment that expires upon death from an accrued unpaid amount: different legal rules may apply.

If an apartment or vehicle was jointly owned with a spouse or other owners, first establish the deceased's share. The entire asset does not become part of the estate merely because it was registered in the deceased's name.

COMMON SCENARIOS 01–03

Who inherits?

01. There is no will

Intestate succession follows statutory orders of priority. First: children, including adopted children, the spouse and parents, in equal shares. Second: full and half siblings, and grandparents on both sides. Third: aunts and uncles. Fourth: other relatives up to the sixth degree, with closer relatives taking priority. Fifth: disabled dependants not inheriting under Article 1141. A subsequent order inherits only where the statutory conditions are met.

What to do. Draw a family tree and document each relationship. Consider inheritance by representation and dependants. Having children does not exclude a spouse or parents from the first order; living separately does not deprive them of a share.

02. There is a will

Property may be left to a relative, an unrelated person or a legal entity permitted by law. The notary checks whether the will exists and whether it has been revoked or amended. Property not covered by the will passes under intestacy rules. A will cannot dispose of another person's share or override the right to a mandatory share.

What to do. Provide the original will or a duplicate, if available. Check whether it covers the whole estate, names a substitute beneficiary and imposes any obligation to grant someone lifetime use of a dwelling.

03. A mandatory share is required

Minor or disabled children, and a disabled spouse or parents, receive at least half of the share they would inherit by law, regardless of the will. For this purpose, the Regulation identifies women aged 55 or over, men aged 60 or over, and persons with Group I or II disability at the opening of the estate. Being a sibling, grandchild or dependant does not, by itself, confer a mandatory share.

What to do. Document age, family relationship and, where relevant, disability. Calculate the share against the entire estate, taking account of all statutory heirs entitled to inherit and property already received. See the example on page 15.

COMMON SCENARIOS 04–06

Spouses and family status

04. A husband or wife has died

The surviving spouse's own share in marital community property is not part of the estate. Only the deceased spouse's share is inherited. Under intestacy rules, the surviving spouse shares that interest equally with the other first-order heirs. Where there is a will, the spouse's inheritance rights depend on its terms and the mandatory-share rules.

As a general rule, marital community property includes property acquired during marriage and property acquired before registration of the marriage with the future spouses' joint funds, unless the law or a marriage contract provides otherwise.

Property owned by the deceased before marriage or received as a gift, inheritance or under another gratuitous transaction is generally separate property. It may nevertheless be declared joint property if investments during marriage, funded by joint or either spouse's property or through a spouse's labour, significantly increased its value.

What to do. Check when and how each asset was acquired, any marriage contract, agreements and court judgments. Arrange recognition of the surviving spouse's own share with the notary. Do not disclaim the inheritance until you understand how the wording concerning allocation of that share affects your rights.

05. Divorce, remarriage or unmarried cohabitation

A former spouse does not inherit as a spouse if the marriage legally ended before death, but may retain rights in undivided joint property. Remarriage after the deceased's death does not deprive the surviving spouse of the inheritance. Cohabitation without a registered marriage does not, by itself, establish the status of a spouse entitled to inherit.

What to do. Establish the legal termination date of the marriage, not merely the date of separation. For an unregistered relationship, check the will, your ownership interest and any basis for inheriting as a dependant. Keep a claim to your own property distinct from an inheritance claim.

06. Children from different marriages, adoption or disputed paternity

The deceased's children are first-order heirs regardless of whether their parents were married, which marriage they were born into or whether they lived with the deceased. Parentage must be legally established.

Adopted children and their descendants are treated as blood relatives of the adoptive parent for intestate succession. As a general rule, adoption terminates personal and property rights and obligations between the child and the biological parents and their relatives.

In the circumstances specified in Article 165 of the Family Code, certain rights may be retained: in relation to a biological parent where one person adopts the child, or relatives of a deceased parent. Accordingly, examine the adoption decision and whether the relevant rights were preserved when identifying heirs.

What to do. Submit birth records and adoption documents where applicable. If paternity has not been established or records conflict, identify the appropriate civil registry or court procedure. Informal family acknowledgment alone is insufficient for an uncontested inheritance procedure.

COMMON SCENARIOS 07–09

Protecting vulnerable heirs

07. The heir is under 18

A parent, adoptive parent or guardian acts for a child under 14. Under the Regulation, an heir aged 14 to 18 applies for the certificate personally, notifying their parents, adoptive parents or custodian. This special certificate procedure does not grant unrestricted authority to dispose of the child's property.

Since 12 September 2026, a guardian of a minor may not disclaim an inheritance on the minor's behalf. Permission from the guardianship and custody authority does not override this prohibition. It is established by Article 37 of the Law on Guardianship and Custody, as amended by Law No. ZRU-1174 of 11 September 2026.

What to do. Obtain the child's birth certificate and documents establishing the legal representative's authority. Before dividing, selling or otherwise dealing with inherited property belonging to a child, verify all required consents and permissions. The ban on a minor's guardian disclaiming inheritance applies regardless of family arrangements. Where the child's interests conflict with those of the representative, provide separate protection of the child's interests. A child conceived during the deceased's lifetime and born alive after the opening of the estate is also taken into account.

08. The heir lacks legal capacity or needs assistance

Legal incapacity is determined by a court; age or illness alone is not a substitute for a court decision. A guardian acts for an incapacitated person, while custody rules apply to a person with limited capacity. An inability to sign or unfamiliarity with the language does not deprive an heir of their rights.

The guardian of an adult heir lacking legal capacity may disclaim an inheritance on the person's behalf only with permission from the guardianship and custody authority. Issuing a power of attorney on behalf of a person under guardianship or custody also requires that authority's permission.

What to do. Tell the notary about any accommodations needed for the appointment. Prepare the court order and guardian appointment document, if required. The Regulation provides for interpreters, special methods for reviewing documents and signature by another person under a prescribed procedure; a representative cannot simply sign using the heir's name.

09. The heir was dependent on the deceased

To inherit alongside the relevant statutory order under Article 1141, the usual requirements are disability, maintenance for at least one year and cohabitation for at least one year before death. Relatives in the second to fourth orders need not have lived together if dependence continued for at least one year. Where other heirs exist, such dependants together receive no more than one quarter of the estate.

What to do. Collect evidence that the deceased provided the main continuing financial support: transfers, expenses, income and residence records. The Regulation requires dependence to be established by a court order for a certificate to be issued. If Article 1141 does not apply, separately examine the fifth order of succession. Dependence alone does not confer a mandatory share against a will.

COMMON SCENARIOS 10–12

Cross-border inheritance

10. The heir is abroad

The estate can often be administered through a representative. An application and power of attorney may be certified by an Uzbek consulate or a competent foreign notary, as appropriate. Documents issued by foreign authorities require legalisation or an apostille unless an exemption is available under legislation or an applicable international treaty.

What to do. Send the draft power of attorney to the notary handling the estate before execution. Confirm translation, original-document and cross-border authentication requirements. An application mailed with an uncertified signature may be received, but the notary will require proper certification or personal attendance. This does not constitute completed remote administration.

11. The heir is a foreign national

Foreign citizenship does not, in itself, prevent inheritance. The notary verifies identity and records citizenship, applying identification rules, including the personal identification number (PINFL) where required. Eligibility to acquire a particular asset and its subsequent registration must be assessed separately, especially for land and regulated assets.

What to do. Prepare your passport and evidence of relationship, name changes and citizenship. Confirm PINFL requirements and the requirements of the registrar and bank. Do not automatically apply foreign-national property purchase rules to inheritance: these are different grounds for acquisition. Agree on consistent spelling of names across all documents.

12. The deceased lived permanently abroad

Determine separately the applicable law and the authority competent to deal with each asset. Under the Civil Code, the main connecting factor is the last permanent residence, subject to a choice of the law of nationality in a will. Immovable property is governed by the law of its location, while assets entered in an Uzbek state register are governed by Uzbek law; international treaties may prescribe special rules.

What to do. Prepare an inventory by country. Obtain information about the foreign probate proceedings, any will and the heirs. For an apartment in Uzbekistan, coordinate local formalities and information exchange. If the estate is linked, for example, to Kazakhstan, separately check the applicable bilateral treaty and any exemption from document authentication.

COMMON SCENARIOS 13–15

Where several family members have died

13. An heir's parent died before the deceased

Inheritance by representation allows descendants to step into the place of a statutory heir who died before the estate opened. That heir's share is divided equally among the relevant descendants. In the direct descending line there is no limit on degrees of kinship; in collateral lines the law provides for nieces, nephews and cousins in specified circumstances.

What to do. Document both deaths and the entire chain of kinship. For example, if a son died before his father, the son's children may inherit the share that would have gone to him. The son's widow does not replace him by representation: this right belongs to descendants, not to the deceased heir's spouse.

14. An heir died after the deceased

If an entitled heir dies after the estate opens without having accepted it, hereditary transmission applies. The right passes to that heir's statutory heirs or, if their entire estate was bequeathed, their testamentary heirs. This right is not included in the deceased heir's own estate. The right to accept a mandatory share does not pass in this manner.

What to do. Reconstruct the sequence of deaths and actions taken by the deceased heir. The mere absence of a certificate does not establish transmission: whether the inheritance was accepted is decisive. If accepted, the property may instead pass as part of that heir's own estate. Coordinate the two inheritance cases and distinguish their assets.

15. Relatives died on the same calendar day

Under Article 1116 of the Civil Code, persons who could have inherited from each other and died on the same calendar day are deemed to have died simultaneously. Separate estates open for each, with their respective heirs inheriting. A chain of automatic transfers between the deceased persons cannot be presumed in these circumstances.

What to do. Verify the dates in death records and court orders. Prepare separate asset inventories and heir lists for each person. Where dates differ, also consider representation, transmission or inheritance of previously accepted property. Resolve inconsistencies in documents first.

The key question is the sequence of events: death before the estate opened, afterwards or on the same day. The answer affects both the identity of the heirs and their shares.

COMMON SCENARIOS 16–18

Disclaimer and late applications

16. I wish to disclaim an inheritance

Under the current Article 1147, an heir may disclaim an inheritance at any time after the estate opens by applying to the notary at the place of opening. A disclaimer cannot subsequently be cancelled or withdrawn. A representative may disclaim only if expressly authorised in the power of attorney. Withdrawing a request for a notarial service is different from disclaiming an inheritance.

The general disclaimer rules are subject to special limitations for persons under guardianship or custody. A minor's guardian may not disclaim on the child's behalf. The guardian of an adult heir without legal capacity may do so with permission from the guardianship and custody authority.

What to do. Before signing, establish the estate's assets and debts, the grounds of inheritance and the surviving spouse's own rights. Do not sign a disclaimer merely to speed up a relative's paperwork. Subsequent challenges require independent legal grounds of invalidity; a change of mind is not enough.

17. I want the apartment but not the debts

As a general rule, an heir cannot disclaim only an undesirable asset or make a disclaimer conditional. The law permits separate disclaimers under different grounds of succession—intestacy and a will—and in respect of a share accruing by increment. A disclaimer in favour of another eligible heir is possible, but is prohibited for a mandatory share. Special limitations apply where a substitute heir has been designated.

What to do. Ask the notary to explain who would receive the disclaimed share and in what proportion. If the goal is to transfer a particular asset to a relative for compensation, consider an estate partition agreement or a subsequent transaction. Do not disguise a conditional sale as an inheritance disclaimer.

18. More than six months or several years have passed

No final deadline is established for applying for an inheritance certificate. Accordingly, late application does not in itself require reinstatement of a “six-month acceptance period” borrowed from another country's rules. Meanwhile, a certificate may have been issued to someone else, title registered, property sold or an escheat judgment made.

What to do. Contact the notary and check the case file and current register. If the right is undisputed, proceed with the notarial process. If title is registered to another person, identify the appropriate judicial remedy and applicable limitation periods. Obtaining a certificate years later is different from challenging a violation of rights.

COMMON SCENARIOS 19–21

Documents and real estate

19. Relationship documents are missing or surnames differ

The notary may obtain certain civil registry information from electronic archives. Where evidence of a statutory basis of inheritance cannot be provided, the Regulation permits inclusion in the certificate with the written consent of all other heirs who have accepted the estate and provided supporting evidence. This mechanism does not replace adjudication of a disputed right.

What to do. First request duplicate records and trace the sequence of surname changes. An incorrect record must be corrected through the prescribed procedure; kinship may need to be established by a court. Prepare marriage, divorce and adoption records and death records of intermediate relatives. Do not alter documents yourself.

20. The estate includes an apartment or house

The deceased's title, share and the property's characteristics must be established. Registration as a resident at an address is not ownership. An old technical passport may not establish current title. For privatised housing, it is especially important to identify other privatisation participants' rights and the actual ownership structure.

What to do. Check the cadastral number, address, floor area, basis of acquisition, current owners, seizures and mortgages. Differences in area, unauthorised additions or unregistered acquisitions must be resolved separately. The certificate records the deceased's right; transfer of title is then registered.

21. There is a land plot or a farm enterprise

Inheriting a house and succeeding to rights in the land are related but distinct matters. Determine whether the land was owned, leased or held under another transferable right. Special land legislation may affect succession. The Regulation separately provides for inheritance of a farm enterprise as a property complex upon the death of its head.

What to do. Obtain cadastral and title documents, the lease and farm records. Distinguish rights to buildings, land, equipment and corporate assets. Before promising to sell the land, check whether it may pass to that particular heir and whether subsequent disposal is permitted.

COMMON SCENARIOS 22–24

Vehicles, funds and businesses

22. The estate includes a car

Ownership of a car is established through registration and other title documents. The certificate identifies its make, year of manufacture, registration number and identifying details. A vehicle may have multiple heirs, a marital property share and a loan encumbrance.

What to do. Give the notary the vehicle registration certificate and acquisition documents. Check pledges and restrictions. After the inheritance formalities, agree who receives the car on partition and arrange re-registration. An inheritance certificate does not automatically permit immediate use of a vehicle without satisfying registration and insurance requirements.

23. There is a deposit, bank account or unidentified bank assets

The deceased's funds may form part of the estate even if an heir does not have the passbook. A notary may request information from banks and other organisations to establish and safeguard the estate. Possession of a bank card or access to an app does not prove an heir's entitlement to all the funds.

What to do. Identify known banks, account numbers, agreements and indications of deposits and request inquiries. Check balances, currencies, accruals, spouses' joint rights and restrictions. Once the certificate is issued, comply with the bank's disbursement requirements. Funds found later can be covered by a supplemental certificate.

24. The estate includes an LLC interest, shares or an operating business

The estate contains the deceased's interest in an LLC or their shares, not the company's own assets. Share ownership is evidenced by securities account records; an LLC interest is evidenced by registration, constitutional and other relevant documents.

An LLC interest passes to heirs subject to law and the company's charter. The charter may require consent from the other participants. Where consent is required, it is deemed obtained if all participants provide written consent within 30 days after being approached, or within another charter-prescribed period, or if no participant submits a written objection during that period.

If the required consent is refused, the interest transfers to the company. The company must pay the heirs the actual value of that interest, calculated from the financial statements for the last reporting period preceding the participant's death. With the heirs' consent, assets of equivalent value may be transferred instead. Payment or transfer must occur within one year after the interest passes to the company, unless the charter sets a shorter period.

Until acceptance of the inheritance, the deceased participant's rights and obligations are exercised and performed by a person named in the will or, in their absence, a manager appointed by the notary. Inheriting the interest does not automatically appoint an heir as the company's director.

What to do. Obtain the charter, current participant information, documents showing the size and payment of the interest, and pledge and dividend records. Determine whether consent is needed, record the date of the request and all replies. If the interest passes to an heir, arrange the relevant entry in the Unified State Register of Business Entities. If it passes to the company, verify the actual-value calculation and payment deadline.

COMMON SCENARIOS 25–27

Debts and protection of property

25. The deceased left loans or other debts

Obligations that pass by inheritance do not disappear upon death. Heirs are jointly and severally liable, but each only up to the value of property inherited by that heir. An heir's own liability as a co-borrower or guarantor may have a separate legal basis and requires separate analysis.

What to do. Request the loan agreement, debt calculation and collateral and insurance details. Record the value of the inherited assets. Do not sign a new agreement assuming the entire debt without understanding the consequences. Compare creditors' claims against the liability cap and necessary expenses payable from the estate.

26. Property subject to a mortgage, attachment or prohibition

The notary examines restrictions and entries in the pledge register. Under the Regulation, an existing prohibition, attachment or relevant record suspends issuance of the certificate until the obstacle is removed. For a restriction arising from a pledge or mortgage, issuance with the secured creditor's consent is possible without removing the restriction. The encumbrance itself remains in force.

What to do. Identify the authority imposing the restriction, its legal basis and subject matter. For a mortgage, obtain the creditor's position and terms of consent; for an attachment, identify the procedure for lifting it through the competent authority or court. A bank's consent to the inheritance procedure is not consent to any subsequent sale.

27. Estate assets may be removed, damaged or misappropriated

Before partition, the estate may require an inventory, custody and management. The law provides measures for protecting inherited property; in intestate succession a notary may appoint an estate manager at an heir's request. Necessary protection, management and funeral expenses are reimbursed under Article 1155.

What to do. Notify the notary in writing of the risk, list the property and known storage locations, and attach evidence. Keep receipts and agreements for necessary expenses. For an operating business, separately establish management authority. If access or disposal is disputed, consider interim court measures.

COMMON SCENARIOS 28–30

Missing heirs and disputes

28. Another heir does not respond or cannot be located

Absence and silence do not amount to a disclaimer. The law requires steps to locate the heir. If their address is known, they are notified of the proposed estate partition; if they do not express a wish to participate in the agreement within three months, partition may proceed with their share set aside. If their whereabouts remain unknown for one year after the estate opens, Article 1151 applies.

What to do. Provide the notary with addresses, contact information and search details; retain proof of notice. Discuss formalising undisputed shares while preserving the unresolved share. These periods do not permit appropriation of another person's share. If an heir has been conceived but not born, partition is postponed until birth.

29. There is a dispute over shares, a will or an unworthy heir

A notary cannot determine disputed rights in place of a court. Heirs may agree on partition; failing agreement, the dispute is resolved judicially. A will may be challenged on established grounds, not merely because the family disagrees. Exclusion of an unworthy heir requires a legal basis; ordinary conflict or infrequent contact with the deceased is insufficient.

An estate partition agreement must be distinguished from a challenge to a will. A will and a certificate issued under it may be declared invalid only by a court judgment. A court may not approve a settlement agreement concerning claims for their invalidation.

What to do. Identify the precise relief sought: establishment of a fact, declaration of rights, invalidation of a will or certificate, or partition. Collect evidence and assess deadlines. If there is a risk of sale, consider interim relief. Heirs who lived with the deceased for three years before the estate opened enjoy priority when partitioning housing; co-owners have priority to receive jointly owned property in kind. These priority rights do not extinguish other heirs' shares. Compensation in cash or property is required if the remaining estate is insufficient to satisfy other heirs' entitlements after such a priority is exercised.

30. Additional property or another heir emerges later

A supplemental certificate is issued for assets omitted from an earlier certificate. Newly appearing heirs participate in the procedure concerning additional property on the usual terms. However, a supplemental certificate does not, by itself, revise previously registered rights to other assets.

What to do. Provide evidence of the newly discovered asset and the earlier certificate. If an overlooked heir emerges, separately assess the effect on previously distributed assets and the legal remedy. A typographical error and an error affecting the allocation of rights cannot be corrected by the same procedure.

WORKED EXAMPLES

Examples of inheritance share calculations

These are hypothetical examples: no other heirs, debts, disclaimers, dependants or special circumstances are assumed unless expressly stated. Values are illustrative; rights to assets are registered as fractional shares.

A. Jointly owned apartment: wife and two children

An apartment valued at UZS 1.2 billion was acquired by spouses during marriage with joint funds. Their shares are equal; there is no will and the deceased's parents are no longer alive. The wife's own share is half the apartment (UZS 600 million). The remaining half forms the estate and is divided equally between the wife and two children.

Recipient	Own share	Inherited share	Total apartment share
Wife	1/2	1/6	2/3 (UZS 800m)
First child	—	1/6	1/6 (UZS 200m)
Second child	—	1/6	1/6 (UZS 200m)

B. Separate apartment: wife, son and deceased's mother

The deceased owned the apartment before marriage, with no basis for treating it as joint property. There is no will. The wife, son and mother are three first-order heirs and each receives one third. The wife cannot be allocated an additional half solely because she was married to the deceased.

C. A will and a child's mandatory share

Separate property worth UZS 600 million is left entirely to a friend. The only intestate heirs would have been two children: one minor and the other an adult with full working capacity. Each statutory share would be one half; the minor's mandatory share is at least one quarter of the whole estate (UZS 150 million). In these circumstances, the friend receives three quarters; the older child receives no intestate share contrary to the will.

D. Share of a son who died earlier

The deceased had a daughter and a son; the son died first, leaving two children. There are no other heirs and no will. The daughter takes one half and the two grandchildren inherit one quarter each by representation. In this example, the deceased son's wife does not inherit by representation.

QUICK REFERENCE

What to do if…

Problem	First step
The notary says the deadline passed	Clarify the deadline and legal ground. Refer to paragraph 18 of Plenum Resolution No. 05; request a written refusal if necessary.
The certificate is refused	Obtain a reasoned decision with appeal instructions. The law provides for a decision within three days of the application.
Another notary handled the case	Find the case number and the notary or archive holding it. Do not conceal an existing case to open a parallel one.
A relative withholds documents	Give known details to the notary and request duplicate documents or registry information.
The will is ambiguous	Check interpretation rules and seek judicial relief if necessary. Do not substitute an oral family agreement for the written will.
Another person registered the apartment	Obtain title and registration-basis records. Assess claims, parties, deadlines and interim measures.
The inherited apartment must be sold	First establish rights and shares, obtain the certificate and register title. Then check restrictions, other owners' rights and sale requirements.
There is a typo in the certificate	Ask the notary whether a clerical correction is possible. Changing rights or shares may require another procedure, including court action.
A creditor demands the entire loan	Request proof and calculation of the debt. Compare it with the estate value and any separate obligations you have.
The estate assets are unknown	List possible assets and ask the notary to make available inquiries; retain replies for supplementary formalities.

Appealing a notary's act and disputing ownership are different procedures

If an heir challenges a notary's refusal to perform a notarial act, or the notary's actions or omissions, and there is no dispute as to ownership of inherited property, the matter is heard in administrative proceedings. Article 39 of the Law on Notaries provides for application to the court at the location of the notary's office.

If heirs dispute inheritance rights, shares or ownership of property, the matter is determined by civil claim proceedings. This applies, for example, where the notary's refusal relates to issuance of a certificate to another person or transfer of property as an escheated estate to a citizens' self-governing body or the state.

Complaints to justice authorities or the Notarial Chamber do not replace judicial determination of a dispute over rights. Identify the type of claim, jurisdiction and filing deadline before proceedings begin.

PREPARING FOR THE NOTARY

Document checklist

Use the table as a working checklist. The final requirements depend on the case; the notary obtains some information independently.

Category	Prepare or check
Identity and authority	Passport/ID; PINFL where applicable; power of attorney; guardianship or custody documents.
Death and place of opening	Death certificate or extract; death-declaration judgment; last permanent residence details.
Kinship	Birth, marriage, divorce and adoption records; name change evidence; court orders where needed.
Family members	All known heirs, dates of birth, addresses and contacts; conceived child; death records of intermediate heirs.
Will	Available original or duplicate; notary and date details; system check of revocation or amendments.
Joint property	Acquisition date and grounds; marriage contract; partition agreement; judgments; other owners' shares.
Real estate and land	Cadastral and title documents; nature of land rights; encumbrances and discrepancies.
Vehicles	Registration certificate, identification numbers, acquisition grounds and loan/pledge information.
Funds and securities	Banks and account numbers, deposit agreements, depositary statements and debts owed to the deceased.
Business	Charter and registration data, interest size, proof of ownership, pledges and corporate restrictions.
Special rights	Evidence of age or disability; dependence evidence and court order; exemption documents.
Foreign documents	Originals, appropriate international authentication, translations and consistent spelling of names.
Debts and costs	Loans, pledges, creditors' claims, insurance records and receipts for necessary funeral and protection costs.

Make electronic copies and an inventory of original documents submitted. Record the estate case number, date of each inquiry, outstanding documents and agreed next steps.

ADMINISTRATION WITHOUT PERSONAL ATTENDANCE

Representative and power of attorney

Define the powers according to the task. A power of attorney for estate administration need not authorise sale of property, receipt of money or disclaimer of inheritance. It is advisable to agree the draft with the notary handling the case before execution, particularly abroad.

Scope of authority	What to include
Case administration	Represent the heir before the notary; apply to open a case and issue a certificate; obtain progress information.
Document collection	Obtain duplicate records, certificates and extracts; apply to civil registry offices, archives, cadastral and other authorities.
Asset inquiries	Represent the heir in determining the estate within permitted access limits; liaise with banks and organisations.
Receiving the result	Collect the inheritance certificate and supplements; file registration documents and collect the resulting records.
Separate decisions	Specify whether partition, signing agreements, sale, receiving funds and delegation of powers are authorised.
Disclaiming inheritance	Authority to disclaim must be express and given only after the heir makes an informed decision. General authority to administer an estate is insufficient. A power of attorney cannot circumvent the prohibition on a minor’s guardian disclaiming on the minor’s behalf.

A power of attorney issued on behalf of a person under guardianship or custody requires permission from the guardianship and custody authority. A representative's powers are limited not only by the instrument but also by statutory prohibitions and safeguards for the person's property.

Points to check when executing documents abroad

- Where will the document be notarised: at an Uzbek consulate or by a foreign notary? Which services are available at the particular office?
- Is an apostille or consular legalisation required, or does a treaty exemption apply?
- How must the document be translated and certified, and do names, dates of birth and other details match Uzbek registers?
- Is an original paper document required and how should it be sent to the representative? Verification through Vakolat.uz applies to powers of attorney issued via that platform, not to all foreign documents.

If a subsequent sale is planned

Separate the inheritance procedure from the disposal stage. For a sale, define the asset, authority over price and settlement terms, receipt of proceeds and the representative's limitations. If the representative seeks the property personally or acts for multiple heirs, examine conflicts of interest and transaction permissibility in advance.

Costs and completing the procedure

Expenses to budget for

Expense	How to determine it
State duty	Current rates and applicable exemptions. Request a calculation for each notarial act.
Legal and technical services	Separate charges within prescribed limits. Check what the notary's invoice covers.
Documents and foreign formalities	Duplicate records, translation, certification, apostille/legalisation where needed, and delivery of originals.
Registration and special acts	Recording transfers in the relevant register, vehicle and corporate asset paperwork, and other necessary procedures.
Legal assistance and court	Agreed representative fees; in disputes, court fees, valuation, expert examinations and other procedural costs.

There is no universal fixed cost for an inheritance case: it depends on the assets, number of acts, exemptions and additional procedures. Confirm charges as at the date of each act. The Regulation provides for calculation through the notarial system and issuance of payment documents.

What to check in the certificate

- Full names, dates and identification details of the deceased and heirs, and the legal basis of succession.
- Each heir's share and any unresolved share, where applicable.
- Addresses and cadastral details, vehicle information, LLC interests/shares, accounts and other identifiers.
- Conditions and encumbrances, including lifetime use of housing; estate case and registry numbers.

What to do after receiving the certificate

Register inherited rights with the state where required and check the final registry extract. Contact the bank for payment, the depositary or company to transfer securities or corporate rights, and the vehicle registration authority. Update service agreements and verify obligations relating to the property. Tax on a later sale must be assessed separately from inheritance.

Retain the certificate, registry extracts, partition agreement, receipts and responses from organisations. In practical terms, the process is complete when the relevant registrar, bank or company has recorded the outcome and you can lawfully exercise your rights.

Sources and scope of application

[1] Civil Code of the Republic of Uzbekistan, Part Two.

Articles 1112–1157: succession, shares, disclaimers, partition and debts. Articles 1197–1199: inheritance involving a foreign element.

https://lex.uz/docs/180550

[2] Cabinet of Ministers Resolution No. 726 of 18 November 2020.

Annex No. 5: Administrative Regulation on the Issuance of Certificates of Inheritance by Notaries. The official Uzbek-language text was used.

https://lex.uz/docs/5109530

[3] Resolution of the Plenum of the Supreme Court No. 05 of 20 July 2011.

“On the Application by Courts of Legislation on Inheritance Rights.” In particular, paragraphs 10–19 and 21 cover disputes, mandatory shares, transmission, dependants, deadlines and disclaimers.

https://lex.uz/docs/2414323

[4] Family Code of the Republic of Uzbekistan.

Articles 13, 18, 23–28, 47, 61–64 and 165: marriage, marital property, parentage and the legal consequences of adoption.

https://lex.uz/docs/104723

[5] Law on Notaries No. 343-I of 26 December 1996.

Articles 38–39, 49–63 and 91–93: refusal and appeals, preservation of estates, certificates, marital shares and foreign documents.

https://lex.uz/docs/57043

[6] Law on Guardianship and Custody No. ZRU-364 of 2 January 2014.

Article 37: wards' property rights and restrictions on disclaiming inheritance. Law No. ZRU-1174 of 11 September 2026, effective 12 September 2026, is taken into account; the official Uzbek-language text was used.

https://lex.uz/docs/2307826

[7] Law on Limited Liability Companies No. ZRU-1137 of 21 April 2026.

Articles 21 and 23: transfer of interests to heirs, participant consent and payment of the actual value of an interest.

https://lex.uz/docs/8152146

[8] Code of Administrative Court Procedure of the Republic of Uzbekistan.

Article 27: challenges to a notary's refusal to perform a notarial act and to a notary's actions or omissions.

https://lex.uz/docs/3527365

Date and basis of application

Reviewed and updated on 6 October 2026. The legal sources were checked against LexUZ texts available on that date, including the official Uzbek text of guardianship and custody amendments. This guide provides practical explanations rather than reproducing legislation verbatim.

Individual cases require consideration of the date the estate opened, the family structure, any will, asset documents and international treaties. Relevant transitional provisions apply to older estates. Land, tax and special registration issues must be checked according to the type of asset and the circumstances.