



## REAL ESTATE

### Land rights reform underway

The 2012 land tenure regime has been replaced by a comprehensive 157-article code governing the registration, transfer, and protection of immovable property rights enacted by Ordinance No. 0006/PR/2026, of 26 February 2026. The new code establishes a system centered on mandatory land registration, making inscription in the land register the key condition for legal ownership and enforceability of rights. A major innovation lies in the central role assigned to judicial courts, with property titles now issued pursuant to a judicial decision rather than purely administrative processes. The new code applies to all built and unbuilt properties, and operators with title certificates or land-related rights

secured under the 2012 regime should assess whether their current documentation and contractual protections remain valid under the new framework.

A one-stop shop designed to centralize and streamline land registration and title issuance—established by Decree No. 00114/PR/MLHUC of 1 April 2026—has also been created within the *l'Agence Nationale de l'Urbanisme, des Travaux Topographiques et du Cadastre* (ANUTTC). The idea is to consolidate, at a single access point, representatives from five previously fragmented administrations: the ANUTTC's technical services, the General Directorate of Taxes, the Land Registry and Mortgage Office, the Civil Registry, and the Public Treasury.

## **FINANCE AND STATE**

### **Establishment of national payment platform**

Ordinance No. 0002/PR/2026 of 9 March 2026 institutes the legal framework for the digitalization of payment systems in the country. It requires the State Administration, including at local level, to progressively migrate to digital payment for all public revenues, including taxes, fees, duties, and penalties. A national payment and public revenue collection platform will be created. Data is declared State property and must be hosted in the country. Only payment institutions licensed by the Central African Banking Commission (COBAC) are authorized to handle digital payments. The ordinance introduces electronic invoicing and allows the application of transaction-based charges to digital payments. Non-

compliance exposes operators to sanctions, including a ban from operating in the country.

## **LABOR & EMPLOYMENT**

### **Modifications to trade unions' legal regime**

Adopted on 26 February, Ordinance No. 0007/PR/2026 sets forth a new framework for the private sector's professional trade unions. The regime addresses the formation, registration, representatives and dissolution of unions, unions federations and confederations. Existing organizations must become compliant with the new rules within six months. Most union representatives will have to be chosen through elections and there are also new rules on the status of delegates and collective bargaining processes. Companies with union delegates or pending collective negotiations should assess how the new framework may affect them.

## **MEDIA & COMMUNICATION**

### **Specific regulation of social media and digital platforms**

Social media and digital platforms are now governed by Ordinance No. 0011/PR/2026 of 26 February 2026, which introduces the first comprehensive legal framework specifically applicable to these activities. It applies to all users, publishers and hosting providers where content is accessible within Gabon, including foreign platforms. It imposes identification requirements, sets the digital age of majority at sixteen, and establishes obligations on platforms to verify age and moderate content

harmful to minors. AI-generated content is also addressed, notably to prohibit non-consensual deepfakes. A digital summary procedure allows judges to issue decisions on a case-by-case basis. Sanctions are significant, including up to five years' imprisonment and fines of up to XAF 50 million (above EUR 76,000). Companies and other publishers with a social media presence should make sure they are fully compliant by the end of the year.

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