

The Role of Notaries in Ensuring Legal Certainty in Acquiring Land Rights Based on Inheritance in Indigenous Communities

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Article Info

Article history:

Received: 27 May 2025

Publish: 31 May 2025

Keywords:

Notary;

Legal Certainty; Customary Land;

Inheritance; Customary Law Community.

Abstract

The acquisition of land rights through inheritance in customary law communities represents the continued existence of indigenous legal systems that are still recognized within Indonesia's national legal framework. However, such transfers are often undocumented within the national land registration system, resulting in legal uncertainty. In this context, notaries play a strategic role as public officials authorized to draw up authentic deeds that provide legal certainty and protection for such acquisitions. This study aims to analyze the role of notaries in ensuring legal certainty in the inheritance-based acquisition of land rights in customary law communities, as well as to identify challenges and formulate effective strategies within notarial practice. This research employs a normative and empirical juridical approach by examining statutory regulations, legal doctrines, and conducting interviews with notaries and traditional leaders. The findings reveal that notaries not only perform formal-administrative functions but also engage substantively in verifying the validity of inheritance claims based on customary law and formalizing them into legally recognized deeds. The primary challenges include the lack of written evidence, discrepancies between legal systems, and limited coordination between indigenous communities and land administration authorities. Therefore, a synergistic approach is required among notaries, customary leaders, and state institutions to develop a system of proof that accommodates customary legal realities while upholding the principle of legal certainty.

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1. INTRODUCTION

Land, in the socio-cultural context of Indonesian society, is not only viewed as an economic asset, but also has historical and symbolic value that is closely related to the identity, continuity of descendants, and the existence of an indigenous community. The land inheritance system in indigenous legal communities shows how close the relationship is between land and social structure, where land rights are inherited from generation to generation based on deeply rooted local norms and values. However, in the development of national positive law, recognition of the customary land inheritance system often encounters challenges, especially when faced with formal land registration mechanisms that are administrative and legalistic in nature.

This condition gives rise to a significant legal problem, namely how to guarantee legal certainty regarding the acquisition of land rights based on inheritance in indigenous communities, especially when the transfer of these rights is to be stated in a state legal instrument, such as an authentic deed made by a notary. This is where the role of a notary becomes very strategic and complex. As a public official who is authorized to make an

[au]tentik deed, a notary is required to be able to accommodate the reality of particularistic customary law into a national legal framework that is completely normative and universal.

However, in practice, the process often faces various obstacles, both legal, sociological, and administrative. On the one hand, the law requires [authentic] and written evidence to guarantee the legality and certainty of rights; on the other hand, inheritance of customary land is often not based on written documents, but rather on community recognition and oral genealogical structures. This gap then opens up space for potential disputes, legal uncertainty, and weak protection of the rights of indigenous peoples.

Based on this background, this study aims to analyze in depth the role of notaries in ensuring legal certainty over the acquisition of inherited land rights in indigenous communities. This study will also examine the extent to which the authority and responsibility of notaries can synergize with customary norms. With a normative approach, this paper is expected to provide relevant contributions to the development of inclusive notarial practices, as well as encourage harmonization between state law and customary law in the agrarian context.

2. RESEARCH METHOD

The research method used in this study is a normative legal approach. This approach focuses on the analysis of laws and regulations, legal principles, doctrines of legal scholars, and legal norms related to the acquisition of land rights based on inheritance in customary communities. This study aims to understand how the Indonesian positive legal system, especially in the field of notary and land, regulates the role of notaries in providing legal certainty for land rights obtained through inheritance according to customary law.

Through a normative legal approach, researchers will examine legal provisions such as Law Number 5 of 1960 concerning Basic Agrarian Principles (UUPA), Law Number 2 of 2014 concerning Amendments to the Notary Law, and other technical regulations governing land registration and the making of deeds by notaries. The purpose of this analysis is to identify the extent to which national law accommodates customary inheritance mechanisms, as well as how the role of notaries becomes a bridge between customary law and state law.

By using a normative legal approach enriched with studies, this research is expected to be able to provide theoretical and practical contributions in efforts to strengthen the legal certainty of obtaining rights to inherited land in customary law communities through the active role of notaries.

3. LITERATURE REVIEW

1. The Concept of Legal Certainty in Agrarian Law

The concept of legal certainty in the agrarian sector plays a vital role in ensuring that land resource management and control are carried out fairly and sustainably. In Indonesia, legal certainty in agrarian matters greatly in preventing conflicts, protecting community rights, and supporting sustainable economic development. This is closely related to the land registration process, which is a major component of the agrarian legal system in Indonesia.

One of the main objectives of agrarian law is to provide legal certainty to landowners so that they can manage and utilize their land without fear of ownership disputes. A structured and systematic land registration system, as stipulated in the Basic Agrarian Law, is designed to ensure legal certainty through a clear and orderly registration mechanism. Increasing community understanding of their rights and obligations as

landowners will also raise legal awareness and reduce the potential for conflict at the local level.

Agrarian conflicts that often occur in Indonesia are generally caused by legal ambiguity, where many parties feel they have rights to the same plot of land. Zakie's research shows that strengthening legal certainty can reduce social tensions that arise from these conflicts. Settlement of land disputes, whether through formal or alternative legal channels, still requires a strong foundation of legal certainty so that the results can be accepted by all parties concerned.

Other studies have shown that policies such as the One Map Policy aim to address overlapping ownership that is often a source of dispute. However, the implementation of this policy still faces obstacles, including inconsistent land administration and documentation issues, which can lead to misunderstandings among claimants of certain land rights. Therefore, the government needs to continue to update and improve the land registration system to provide more effective legal protection to land title certificate holders.

In addition, the aspect of public interest in legal authority is also an important concern. Agustanita and Yuherawan highlighted the need for clear rules related to public interest so that legal certainty can be guaranteed in practice *deposition* or the submission or storage of an [au]tentik deed by a notary to a specific agency such as the state archives or supervisory board. . This shows that legal certainty does not only apply to individuals, but also covers the interests of society at large.

Thus, to achieve effective legal certainty in agrarian law in Indonesia, better integration is needed between national law and customary law and existing local practices. Strengthening the transparent legal and administrative system is expected to create a conducive environment for all parties, while encouraging social justice in land ownership and utilization. This will not only benefit landowners, but also the community that depends on agrarian resources in their daily lives.

2. Customary Law and Land Inheritance System

Customary law and land inheritance mechanisms in Indonesia are two interrelated aspects that play an important role in strengthening the social and economic structure of society. As a living and unwritten form of law, customary law regulates various aspects of community life, including land ownership and inheritance. Meanwhile, the land inheritance system explains how land rights are transferred between generations, which often differs in each customary community.

First, customary law is the main framework for regulating land rights. In many indigenous communities, such as Bali and the Tengger Tribe, land has deep social and spiritual meaning, and its ownership is usually regulated according to local customs. For example, in Balinese indigenous communities, customary land or communal land is used for community welfare and is often the object of resolving legal disputes. Customary land not only functions as an economic resource, but also as an important symbol of the cultural and social identity of the community.

In the context of customary law, the land inheritance system usually reflects the values and norms prevailing in society. As an illustration, research on inheritance in the Karo customary community shows that disputes that arise are generally related to land as an object of inheritance. The distribution of inherited land is usually regulated by custom, involving all family members or close relatives, and often has to be officially registered.

The inheritance system also serves to maintain social cohesion in the community. For example, in the Minangkabau tribe, land inheritance is carried out using a matrilineal system, where inheritance is given to female descendants. In practice, culture and religious values also influence the implementation of inheritance, although there is often tension between customary law and formal law in force in Indonesia.

Although customary law is recognized as part of the national legal system, the process of codifying customary law is a challenge in itself. Many communities still maintain customary traditions and norms, even though there are differences with national law, which can lead to potential conflicts. For example, understanding of rights and obligations in inheritance often differs between generations, especially when the younger generation begins to refer to the formal legal aspects of land ownership. This indicates the need for attention to legal awareness and efforts to overcome contradictions between customary law and formal law in order to prevent prolonged disputes.

On the other hand, to ensure the recognition and protection of indigenous peoples' rights, the government is expected to implement inclusive policies that not only accommodate positive law, but also respect and preserve customary legal values. This approach includes efforts to encourage dialogue between customary authorities and formal legal institutions in order to achieve harmony that provides legal certainty for all parties.

Considering the complexity, the role of customary law in regulating land inheritance is crucial. Customary law is not just a rule or norm, but an inseparable part of the identity of the community that affects almost all aspects of their lives. Therefore, understanding and evaluating customary law and the land inheritance system are very important in the context of sustainable legal development in Indonesia.

3. The Role of Notaries in the National Legal System

Notaries play a central role in the Indonesian national legal system, especially in creating and maintaining order in legal acts involving official documents. As public officials appointed by the state, notaries are responsible for making [authentic] deeds and providing legal consultation services to the public. The existence of notaries is very crucial not only in the context of individual legal protection, but also in supporting legal stability and business certainty in Indonesia.

The main function of a notary is to prepare [au]tentive deeds that have higher evidentiary power than ordinary documents. In carrying out their duties, notaries are required to act in accordance with applicable laws and regulations, including the Notary Law, with the principles of honesty, accuracy, and independence. In addition, notaries are also required to safeguard the interests of all parties involved in legal transactions in order to increase public trust in the legal system.

Furthermore, notaries play a role in providing legitimacy to legal documents related to the establishment of legal entities, such as cooperatives and companies. Research shows that since the implementation of the notary system *Online Single Submission* (OSS), notaries function as facilitators in the online business entity registration process by ensuring that document requirements are met. This shows the importance of notary contributions in adopting technological innovations and public administration to facilitate business access.

In the realm of inheritance and transfer of land rights, notaries also play a significant role. In some cases, notaries function as mediators in resolving inheritance disputes, especially those involving complex customary laws. Research indicates that notaries contribute to the optimization of the creation of [au]tentive deeds related to the

distribution of inheritance based on customary law, thus playing a role in preserving culture while providing legal certainty.

In the digital era, notaries face new challenges related to the use of digital technology, such as electronic signatures. Although the potential efficiency of using electronic signatures is quite large, the legality aspect in the application of notarial deeds still requires more comprehensive studies and regulations. The application of information technology in notarial practice, as examined in the study of financial information systems in notary offices, can speed up and simplify transactions and increase transparency.

Finally, the ethical and legal responsibilities inherent in the notary profession have a significant impact on public trust in the national legal system. As a liaison between individuals, legal entities, and the government, the professionalism of notaries is a determining factor in creating a conducive business climate in Indonesia.

Overall, the role of notaries in the national legal system is very complex and multidimensional, including the making of [au]deeds, providing legal consultations, supporting government policies, and adapting to technological advances. Given the great responsibility, notaries must always maintain integrity and professionalism to meet public expectations while ensuring optimal legal certainty.

4. Land Disputes and Recognition of Customary Law

Land disputes in Indonesia are complex and frequent problems, caused by various factors such as lack of recognition of land rights, conflicts of interest between various parties, and the diversity of applicable legal norms. In this context, customary law has an important role in regulating land ownership and control, as well as being part of the solution to resolving land disputes.

Land disputes usually arise when there are overlapping claims to land ownership or control by individuals, groups, or the government. For example, in Banggai Regency, a protracted land dispute has the potential to create uncertainty regarding land rights among the disputing parties, which ultimately impacts the social and economic conditions of the local community. The high socioeconomic value of land often increases the intensity of this conflict, because land is seen as an essential source of life for communities.

Regarding customary law, the recognition and application of its principles in resolving land disputes is very important. Customary rights and customary land law are explicitly recognized in the Basic Agrarian Law (UUPA) Number 5 of 1960, which provides a legal basis for recognizing the existence and rights of customary law communities. Customary land not only serves as an economic asset, but also has deep cultural and spiritual value for customary communities. A study of customary land in Bali revealed that enforcing customary rights can provide social and economic benefits while maintaining the sustainability of the culture of the customary community.

In terms of dispute resolution, traditional approaches that refer to customary law are often effective solutions. Customary institutions are often given the responsibility to handle land disputes within customary communities. In Merauke Regency, for example, customary community institutions play an important role in determining customary rights and resolving land conflicts involving land use rights and customary land. Research shows that the existence of customary institutions contributes to maintaining compliance with local norms while encouraging fair and sustainable dispute resolution.

However, the recognition and implementation of customary law often face various obstacles, such as the lack of adequate documentation regarding customary rights and

customary boundaries, as well as intervention from outside parties who do not understand the local socio-cultural context. This condition causes the sense of security of indigenous communities to be disturbed and justice for them becomes difficult to achieve. Therefore, synergy is needed between local governments and indigenous communities to formulate clear regulations regarding the recognition of customary land rights and their resolution mechanisms.

The emphasis on the importance of integrating customary law with the formal legal system in Indonesia is further strengthened by the application of laws that are sensitive to local culture and traditions. Alternative dispute resolution based on custom is seen as not only effective but also respects and preserves local values. Therefore, the development of an inclusive and comprehensive legal framework is essential to resolve land disputes and substantially recognize customary law.

Thus, land disputes and recognition of customary law are interrelated in forming a broader legal framework for Indonesian society. Dispute resolution should be carried out with an approach that respects local wisdom contained in customary law, while maintaining fundamental legal certainty for society.

4. DISCUSSION

1. The role of notaries in ensuring legal certainty regarding the acquisition of inherited land rights in indigenous communities

The role of notaries in ensuring legal certainty regarding the acquisition of inherited land rights among indigenous peoples of Indonesia is very crucial. Indigenous peoples have unique inheritance traditions and practices, which are usually regulated by unwritten customary laws, so notaries play an important role in bridging the integration between customary law and formal law. In this case, notaries not only function as deed makers, but also as mediators who understand the cultural values and local wisdom that apply.

First, in indigenous communities, land inheritance mechanisms are generally much more complex than inheritance regulated by written positive law. Customary law usually stipulates specific provisions regarding the parties entitled to inherit land, which vary between communities. For example, there are communities that implement a patrilineal system, while others adhere to a matrilineal system. By understanding this, notaries play a role in documenting and validating inheritance agreements based on customary law, thus ensuring legal recognition of the rights of all parties involved.

One of the main obstacles is the difficulty of codifying customary law, which is unwritten and differs between regions. Therefore, notaries are required to have in-depth knowledge of local customary law, including an understanding of the inheritance distribution system and applicable norms. The uncertainty that often arises in land inheritance can be minimized by making a clear and valid deed by a notary, which contains complete information regarding the direction and procedures for land distribution.

In addition, notaries are required to ensure that the deed-making process is carried out in accordance with applicable legal provisions, including Law Number 5 of 1960 concerning Agrarian Principles. Notaries can help facilitate the recognition of inherited land rights determined based on customary law, by providing clarity through the [authentic] deed they make. Deeds prepared by a notary have higher legal force and can be used as valid evidence in land disputes that may occur in the future.

Furthermore, notaries also play a role in providing legal assistance to indigenous communities regarding their land rights. By providing adequate understanding to

indigenous communities, notaries not only function as document makers, but also as educators who help communities recognize and understand their rights. In addition, the role of notaries in encouraging the process of registering inherited land rights through certification is vital to increase legal certainty and protect the rights of indigenous peoples, so that access to land resources can be more assured.

In practice, although notaries have the ability to guarantee legal certainty, they must continue to explore and understand local customary law practices and norms in order to minimize the potential for conflict that arises due to ignorance. Therefore, continuous guidance to notaries regarding customary law is very important so that they do not merely carry out administrative functions, but also actively develop legal awareness in the community.

2. the authority and responsibility of a notary can support customary norms

The authority and responsibility of notaries in the Indonesian legal system, especially those related to customary norms, are crucial aspects that need to be understood within the framework of recognizing land rights and obtaining inheritance. Notaries play a strategic role as an integral part of the legal system, tasked with drafting [authentic] deeds that not only have legal force, but also reflect the values and cultural norms of the local community.

First, in carrying out their authority, notaries function as a liaison between formal law and customary law. This requires notaries to have a deep understanding, be able to interpret, and implement customary norms that apply in the community where they work. A concrete example of this role can be seen in the process of making an inheritance deed, where a notary must ensure that the process of inheriting land or property runs in accordance with the customary provisions that apply in a particular area. Through the inheritance deed that is prepared, the notary provides a guarantee of legal certainty regarding the acquisition of rights to inherited land which is often influenced by local customary norms and traditions.

Furthermore, the notary's responsibilities include the obligation to ensure the accuracy and validity of the information submitted by the parties involved in the transaction. In the context of customary law, this means that the notary is required to verify whether the will or agreement made is in accordance with the practices and norms held by the local customary community. If any inconsistencies or misleading information are found, the notary may be subject to legal liability, both civil and criminal. Therefore, the notary's authority is not only to record, but also to process and assess information based on applicable laws and norms.

Furthermore, notaries also have an obligation to provide legal counseling to the community regarding their rights in the context of recognizing customary norms. Through this educational function, notaries contribute to increasing public awareness of customary land and inheritance rights along with the legal procedures that govern them. The knowledge conveyed is important so that the community can take the right steps to protect and claim their land rights in accordance with applicable legal provisions.

With the combination of authority in making [authentic] deeds, responsibility to ensure the accuracy of information, and educational role, notaries make a significant contribution to strengthening customary norms within the national legal framework. Through the deeds made, notaries not only create legal certainty, but also respect and preserve the cultural values of indigenous communities, thus creating harmony between positive law and customary law.

In conclusion, the authority and responsibility of notaries clearly support customary norms in the context of recognizing and managing rights to inherited land. By carrying out their functions as mediators and educators and ensuring compliance with applicable norms, notaries can play a role in developing an inclusive and just legal system for indigenous peoples.

3. Factors that notaries can apply to strengthen customary law without ignoring national legal principles.

In strengthening the existence of customary law without neglecting the basic principles of national law, notaries have a strategic role that can be optimized through the application of a number of key factors in carrying out their professional duties. Three main aspects that need to be considered include: understanding and respecting customary law norms, strengthening collaboration with customary institutions, and implementing the principle of transparency accompanied by educational activities for the community. The following description provides a comprehensive description of these three aspects:

A. Understanding and Respect for Customary Legal Norms:

Notaries are required to have comprehensive insight into the customary legal norms that apply in their work area. This is crucial so that the legal products produced, such as inheritance deeds, can reflect local values without deviating from national legal provisions. In this context, attention to inheritance provisions in customary law including determining the party entitled to inherited land is a form of recognition of the cultural identity of the community. This practice not only strengthens the legitimacy of customary law in the formal legal order, but also increases the trust of indigenous peoples in legal institutions through respect for their traditional values.

3. Collaboration with Traditional Institutions:

Strengthening the cooperative relationship between notaries and customary institutions is a strategic step in building an inclusive legal process rooted in the local context. Customary institutions, which have a deep understanding of social structures and customary norms, can be valuable partners in the preparation of legal documents, especially in the context of inheritance or transfer of land rights. Through dialogue and active participation with customary stakeholders, notaries can ensure that the legal products produced are consensual and in line with local justice principles and national legal requirements. This synergy contributes to the harmonization of the customary legal system and the state legal system, while strengthening the position of indigenous peoples in the broader legal realm.

4. Implementation of Transparency and Education to the Community:

In addition to being a public official, notaries also have an educational role in providing legal understanding to the community, especially regarding land rights and relevant legal procedures. Increasing legal literacy among indigenous communities is important to prevent misunderstandings and potential disputes in the future. In carrying out their duties, notaries are expected to apply the principle of transparency, including in explaining every legal consequence of documents or actions taken. This action not only strengthens accountability, but also encourages community participation in the legal process actively and with legal awareness.

Through the application of these three factors, notaries can take a more substantial role in integrating customary law values into the national legal system harmoniously. This effort supports the formation of a more responsive, inclusive, and just legal order, and reflects the diversity of legal systems that live and develop in Indonesian society. In addition, this approach also helps the state in strengthening recognition of the existence of customary law as an integral part of the national legal system without negating the universal principles upheld by positive law.

5. CLOSURE

From the discussion above, this study can be concluded that the role of notaries in the context of obtaining rights to inherited land in indigenous communities is very important, even strategic, in efforts to build synergy between customary law and the national legal system. Notaries not only function as public officials who are authorized to make [authentic] deeds, but also as legal actors who are able to bridge the diversity of local norms with universal principles in positive law. The existence of unwritten customary law, varying between regions, and often experiencing difficulties in codification, places notaries in an important position as professional actors who must have cultural sensitivity and analytical skills in interpreting local customary norms. In practice, notaries are faced with the challenge of understanding the dynamics of inheritance in indigenous communities that can adopt patrilineal, matrilineal, or bilateral systems. This requires special competence and in-depth contextual understanding so that the deeds drawn up are not only valid under national law, but also socially valid in the eyes of indigenous communities. Thus, the success of notaries in ensuring legal certainty over inherited land is largely determined by their ability to integrate two different legal systems: customary law and national law.

More than just carrying out formal legalistic duties, notaries also have a moral and social responsibility to ensure that the documents prepared truly reflect the applicable legal conditions and respect the socio-cultural structure of the local community. Verification of the accuracy of data and compliance with customary norms is not just an administrative procedure, but also part of substantive accountability that can have implications for legal liability in the event of negligence. Therefore, in supporting the strategic role of notaries, it is important for notaries to continue to increase their capacity in understanding local customary law. Regular training, field studies, and collaboration with customary leaders need to be strengthened as part of strengthening professionalism that is adaptive to the local context. In addition, the preparation of technical guidelines for preparing inheritance deeds that accommodate customary norms and national laws in a balanced manner is also very necessary as a reference for practical work.

To strengthen the position of notaries as a liaison between pluralistic legal systems, it is also necessary to increase the educational role of notaries in providing legal counseling to indigenous communities regarding the importance of the legality of inherited land rights. Counseling regarding inheritance procedures, the importance of [authentic] deeds, and the benefits of land certification will help improve legal literacy and prevent conflicts that often arise due to gaps in understanding. In this regard, local government support is crucial, both through regulations that recognize the existence of customary law and through the provision of inclusive land administration services. As a long-term step, notary education institutions are also advised to start including customary law material comprehensively into the learning curriculum, so that prospective notaries have adequate theoretical and practical provisions in facing the challenges of legal pluralism.

Furthermore, the use of information technology through the development of an integrated digital system for recording and registering customary land inheritance is a

strategic step in the current era of digital transformation. Notaries can play an important role in collecting and validating initial data, so that information related to customary land rights can be systematically documented, easily accessible, and legally valid. Through these strategies, namely strengthening the capacity of notaries, cooperation with customary institutions, public education, support for regional policies, updating the notary curriculum, and digital integration, it is hoped that the role of notaries in the context of legal pluralism can be increasingly optimal. Notaries are not only legal bureaucratic actors, but also agents of change who play an important role in building a national legal system that is inclusive, responsive, and reflects the values of social justice as mandated in the constitution.

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