

IMPLEMENTASI PERATURAN MENTERI AGRARIA DAN TATA RUANG/KEPALA BADAN PERTANAHAN NASIONAL REPUBLIK INDONESIA NOMOR 3 TAHUN 2023 TERHADAP PERUBAHAN SERTIPIKAT TANAH ELEKTRONIK DI KANTOR PERTANAHAN KABUPATEN BANGLI

Oleh

Ni Wayan Restiti, NIM 2114101144

Program Studi Ilmu Hukum

ABSTRAK

Penelitian ini bertujuan untuk mengkaji Implementasi Peraturan Menteri Agraria dan Tata Ruang/Kepala Badan Pertanahan Nomor 3 Tahun 2023 di Kantor Pertanahan Kabupaten Bangli terhadap perubahan Sertipikat Elektronik. Era Revolusi Industri 4.0 menuntut integrasi teknologi digital dalam berbagai layanan publik, termasuk administrasi pertanahan. merespons perkembangan ini dengan menerbitkan layanan sertipikat tanah elektronik melalui Peraturan Menteri ATR/BPN Nomor 3 Tahun 2023. Penelitian ini menggunakan metode pendekatan empiris, kuantitatif deskriptif dengan melalui wawancara. Hasil penelitian menunjukkan bahwa implementasi sertipikat elektronik telah dilakukan secara bertahap. Penerbitan sertipikat elektronik tidak dilakukan secara otomatis, melainkan melalui permohonan masyarakat akibat peristiwa hukum (seperti transaksi jual beli, warisan), atau melalui proses alih media yang dilakukan oleh kantor. Sertipikat analog dan elektronik tetap diakui secara hukum, namun apabila sertipikat analog dibawa ke kantor, akan digantikan dengan versi elektronik melalui proses alih media. Tantangan yang dihadapi antara lain rendahnya kesadaran masyarakat dan resistensi terhadap sistem digital yang belum familiar.

Kata Kunci: Sertipikat Elektronik, Transformasi Digital, Implementasi, Layanan Pertanahan

**IMPLEMENTATION OF THE REGULATION OF THE
MINISTER OF AGRARIAN AFFAIRS AND SPATIAL
PLANNING/HEAD OF THE NATIONAL LAND
AGENCY OF THE REPUBLIC OF INDONESIA
NUMBER 3 OF 2023 ON THE TRANSITION TO
ELECTRONIC LAND CERTIFICATES AT THE LAND
OFFICE OF BANGLI REGENCY**

By

Ni Wayan Restiti, NIM 2114101144

Program Studi Ilmu Hukum

ABSTRACT

The era of the Fourth Industrial Revolution demands the optimization of digital technology across various aspects of life, including public services. The Ministry of Agrarian Affairs and Spatial Planning/National Land Agency (ATR/BPN) has responded to this by launching a digital transformation policy in land services, one of which is the issuance of electronic land certificates. This study aims to examine the implementation of the Minister of Agrarian Affairs and Spatial Planning/Head of BPN Regulation No. 3 of 2023 and the mechanism for transitioning to the issuance of electronic land certificates at the Bangli Regency Land Office. The research employs a quantitative descriptive method with an empirical approach, where data is collected through interviews with relevant parties and documentation. The findings show that the implementation of the electronic land certificate policy has started gradually, emphasizing document digitization and improved public service delivery that is faster and more transparent. However, challenges remain, particularly regarding public understanding and the readiness of digital infrastructure. In conclusion, the implementation of this policy is a strategic step in modernizing land services, although it still requires support from various parties for long-term effectiveness.

Keywords: Certificate, Electronic, Digital, Implementation, National Land Agency