

**IMPLEMENTASI PERATURAN PEMERINTAH NOMOR 24 TAHUN
1997 PASAL 32 AYAT (2) TENTANG PENDAFTARAN TANAH DALAM
PENANGANAN KASUS SERTIPIKAT GANDA OLEH KANTOR
PERTANAHAN (STUDI KASUS KANTOR PERTANAHAN KABUPATEN
BULELENG)**

Oleh:

Komang Cahyaniarsa Suryaningrat, 2214101035

Program Studi Ilmu Hukum

ABSTRAK

Penelitian ini diorientasikan untuk membedah dinamika implementasi Peraturan Pemerintah Nomor 24 Tahun 1997 tentang Pendaftaran Tanah, khususnya Pasal 32 Ayat (2), terkait penyelesaian sengketa sertifikat ganda di Kantor Pertanahan Kabupaten Buleleng. Fokusnya berlipat. Selain mengukur efektivitas regulasi, kajian ini mengurai berbagai hambatan riil di lapangan. Secara teoretis, isu tumpang tindih sertifikat merupakan problem sistemik dalam administrasi pertanahan Indonesia karena meruntuhkan kepastian hukum dan merugikan masyarakat. Menggunakan metode hukum empiris berpendekatan yuridis sosiologis, data riset dihimpun melalui wawancara dengan otoritas terkait serta studi komprehensif terhadap dokumen hukum dan putusan pengadilan. Hasil analisis menunjukkan indikasi kuat bahwa aktualisasi Pasal 32 Ayat (2) PP 24/1997 dalam mereduksi kasus sertifikat ganda di wilayah tersebut masih belum berjalan optimal. Realitas ini dikonfirmasi oleh masih maraknya sengketa agraria akibat kepemilikan sertifikat ganda di masyarakat. Merespons problem tersebut, Kantor Pertanahan menempuh beberapa langkah strategis. Upaya penanganan diakomodasi melalui pemeriksaan dokumen, klarifikasi data fisik maupun yuridis, fasilitasi mediasi, hingga pembatalan sertifikat melalui jalur administrasi atau putusan pengadilan yang berkekuatan hukum tetap. Namun, langkah penyelesaian ini tidak instan. Praktik di lapangan menunjukkan bahwa penuntasan sengketa kerap membentur sejumlah hambatan klasik, mulai dari keterbatasan kuantitas SDM, rendahnya kesadaran hukum publik, hingga kompleksitas kepentingan yang melingkari sengketa tersebut.

Kata kunci: Pendaftaran tanah, sertipikat ganda, Kantor Pertanahan Kabupaten Buleleng.

***IMPLEMENTATION OF GOVERNMENT REGULATION NUMBER 24 OF
1997 ARTICLE 32 PARAGRAPH (2) CONCERNING LAND REGISTRATION
IN HANDLING MULTIPLE CERTIFICATE CASES BY THE LAND
OFFICE (CASE STUDY OF THE BULELENG REGENCY LAND OFFICE)***

Komang Cahyaniarsa Suryaningrat, 2214101035

Law Study Program

ABSTRACT

This research is oriented to dissect the dynamics of the implementation of Government Regulation Number 24 of 1997 concerning Land Registration, specifically Article 32 Paragraph (2), related to the resolution of dual certificate disputes at the Buleleng Regency Land Office. The focus is multiple. In addition to measuring the effectiveness of the regulation, this study analyzes various real obstacles in the field. Theoretically, the issue of overlapping certificates is a systemic problem in Indonesian land administration because it undermines legal certainty and is detrimental to the community. Using an empirical legal method with a sociological juridical approach, research data was collected through interviews with relevant authorities and a comprehensive study of legal documents and court decisions. The results of the analysis show a strong indication that the actualization of Article 32 Paragraph (2) of PP 24/1997 in reducing cases of dual certificates in the region is still not running optimally. This reality is confirmed by the continued prevalence of agrarian disputes resulting from dual land certificate ownership in the community. In response to this problem, the Land Office has taken several strategic steps. These efforts include document inspections, clarification of physical and legal data, mediation facilitation, and certificate cancellation through administrative channels or legally binding court decisions. However, these resolutions are not instantaneous. Field practice shows that dispute resolution often encounters a number of classic obstacles, ranging from limited human resources, low public legal awareness, to the complexity of interests surrounding the dispute.

Keywords: Land registration, dual certificates, Buleleng Regency Land Office.