The Autorité recommends the French government create additional offices to allow for the establishment of 261 new notaries during the period of validity of the next map (2026-2031)

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In accordance with Article L. 462-4-1 of the French Commercial Code (*Code de commerce*), the *Autorité de la concurrence* (hereinafter "the *Autorité*") must submit to the French Minister of Justice (who has responsibility for the matter) an opinion on the freedom of establishment of notaries.

Map frequency extended from two to five years

Following a change in the regulatory framework, the *Autorité* is for the first time submitting a proposed map of establishment areas for notaries, together with recommendations on the pace of creation of new offices, covering a five-year period (2026-2031).

Continued rise in the number of private practitioner notaries, but a decline in the number of salaried notaries

On 31 October 2025, 12,231 notaries were practising privately in 7,135 offices, an increase of 6% compared to April 2023. Between 2016 and 31 October 2025, the number of offices and private practitioners increased by 64% and 42% respectively.

Appointments under the current map are still ongoing, but according to the French Ministry of Justice, **the target of 502 new notaries should be reached before the map expires** (end of February).

The number of salaried notaries increased steadily for more than 10 years, before beginning to decrease in 2023. The 10% decrease between 2022 and 2024 coincided with a deterioration of the profession's economic situation.

The profession's economic performance in decline since 2023

After peaking in 2021 and 2022, the profession's turnover and the total number of authentic deeds drawn up by notaries fell by around 10% in 2023 and around 4% in 2024.

The main reason for this declining performance was the slowdown in the property market. Between 2022 and 2024, the number of property transfers decreased by 28% and the total fees collected by notaries for property transactions fell by 35%.

The Autorité *issues new recommendations for appointments for the period 2026-2031*

The overview of supply and demand calls for a cautious approach to determining the five-year recommendations. **As a result, the *Autorité* recommends the French government create additional offices to allow for the establishment of 261 new private practitioner notaries during the period of validity of the next map (2026-2031).**

To gain greater perspective on previous waves of creations and give the new offices time to develop, the *Autorité* recommends that new offices be established within two years of the random selection of candidates.

PRESS RELEASE OF 25 FEBRUARY 2026

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Read the press release