



State Land Service
Republic of Latvia



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LAND REFORM IN LATVIA

from shared by force
to owned by right

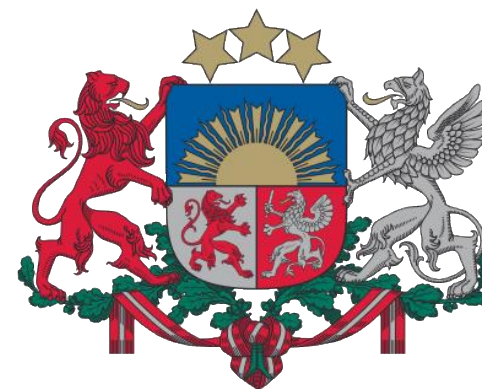
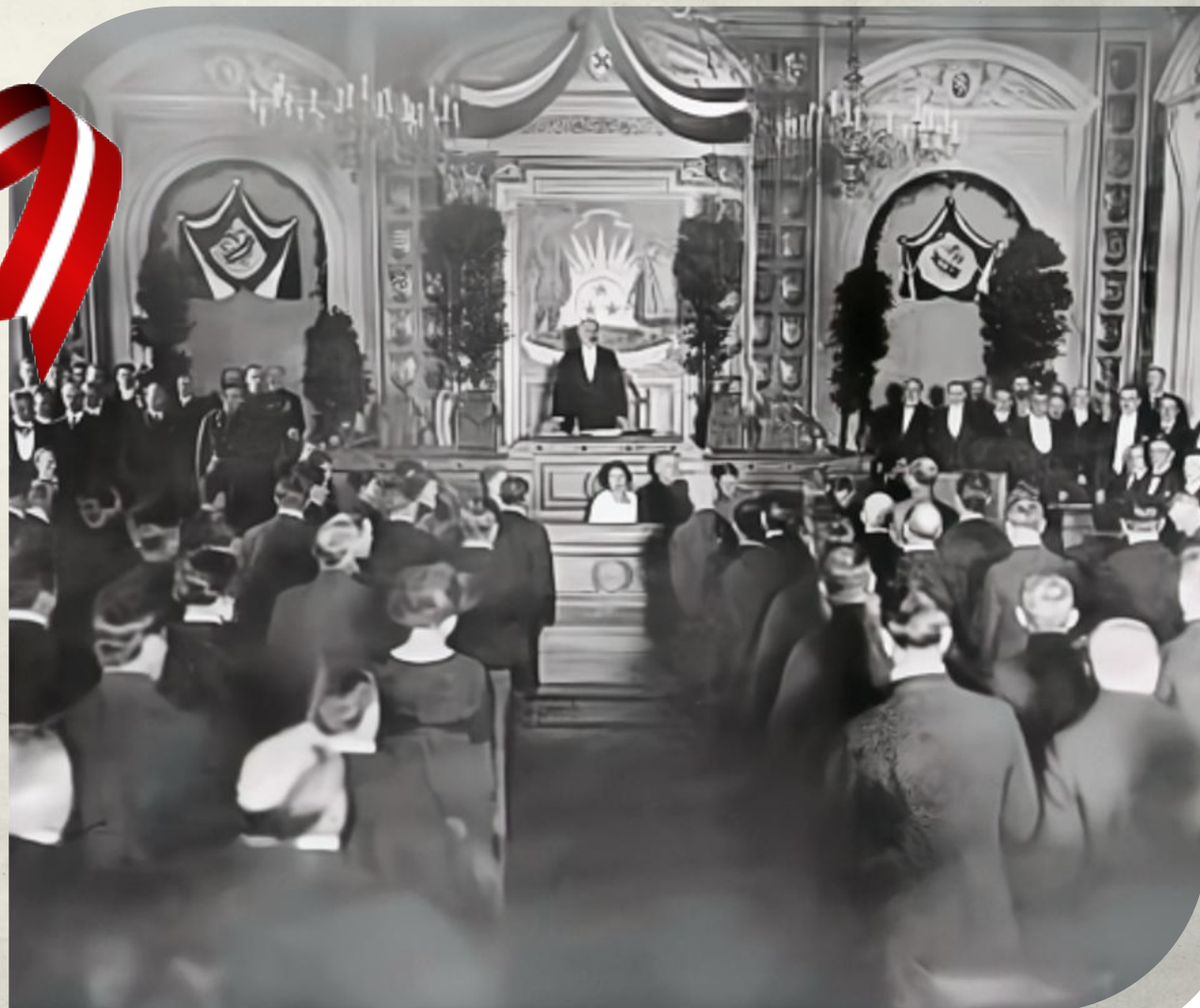
CONTENT

- Historical background

- Restitution of land, buildings and apartments/flats

- The current situation and challenges





- **November 18, 1918**
Proclamation of the Republic of Latvia
- **February 15, 1922**
Restored the Constitution of the Republic of Latvia (Satversme) adopted by the Constitutional Assembly
- **May 4, 1990**
Declaration on the Restoration of Independence of the Republic of Latvia

Status from 1940–1990

1

- Private land ownership rights were abolished, the land was transferred to the state ownership.

2

- Building ownership rights were recorded at the municipal authorities.

3

- On 25, 1949 large-scale deMarchportation of agricultural farm owners was carried out. The process of compulsory collectivization commenced.

4

- Residential units were nationalized and belonged to the state, agricultural artels (kolkhozes), and local governments.

5

- Nevertheless, many farmers refused to join the agricultural artels and some buildings remained to be privately owned.



essentials



- Law on the Land Reform in the Rural Areas of the Republic of Latvia



- Law on land reform in the cities of the Republic of Latvia

- Land Register Law (adopted from 1937)



LAND REFORM

1990–1993 A NUMBER OF RELEVANT LAWS AND REGULATIONS HAVE BEEN ADOPTED



LAND REFORM priority

- Real estate was denationalized and given back to the owners and their heirs, based on documentation owners (or their heirs) as of July 21, 1940)

following

- enlarge existing farms →

- establish new farms →

- residential housing →

- other uses



In 1997, a decision made to register buildings in the Cadastre.

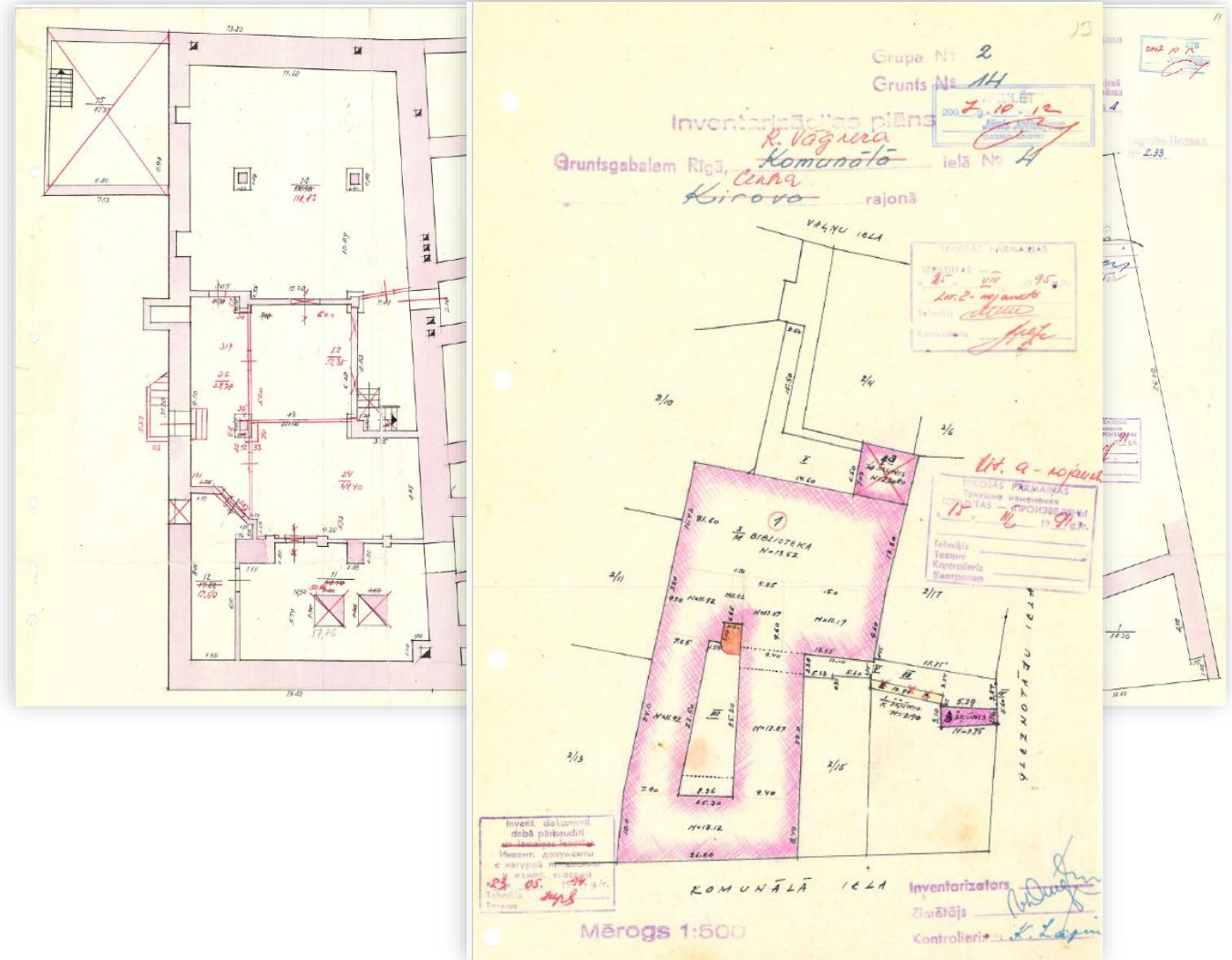


Not all buildings were included, and a comprehensive survey was carried out from 2001 to 2004.

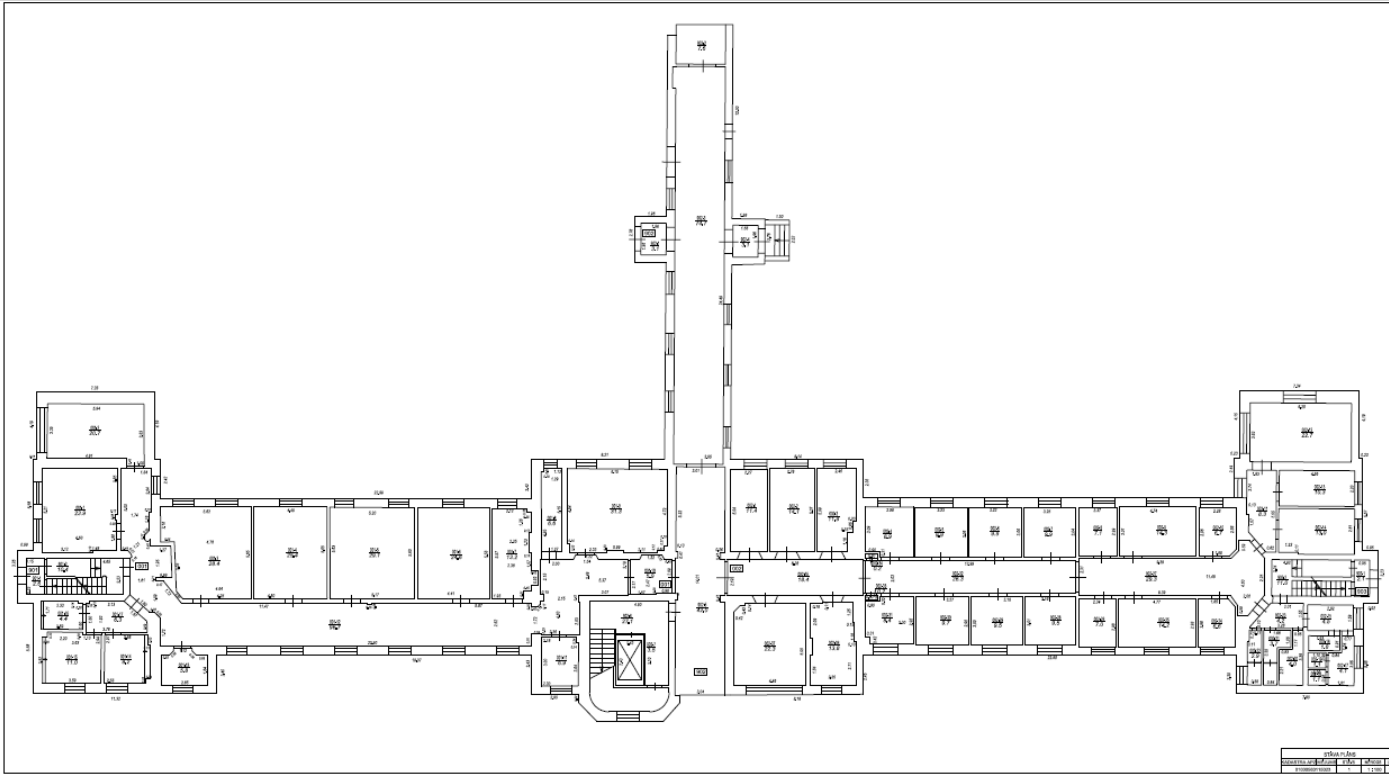


It was a foundation of evidence-based decisions on property tax implementation.

ESTABLISHMENT OF BUILDINGS



THE ISSUE ON THE FORCED SHARED PROPERTY

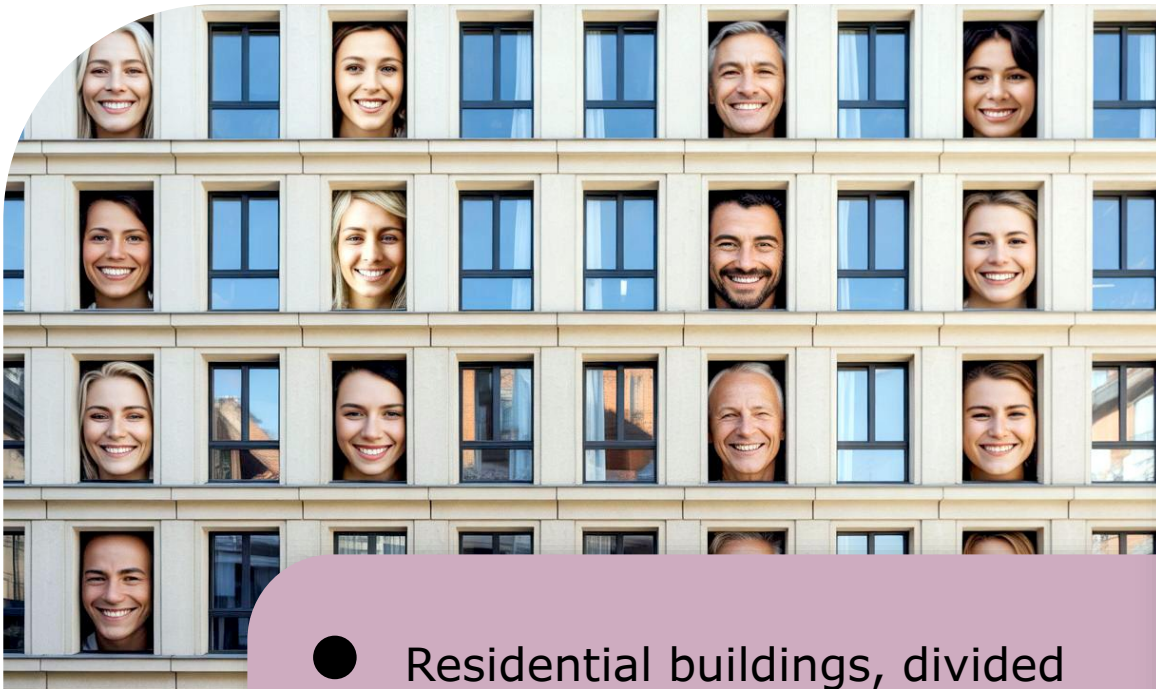


condominiums and flats

- All belonged to state/municipalities.

- Various ways how apartments became privately owned.

- Privatization process began.



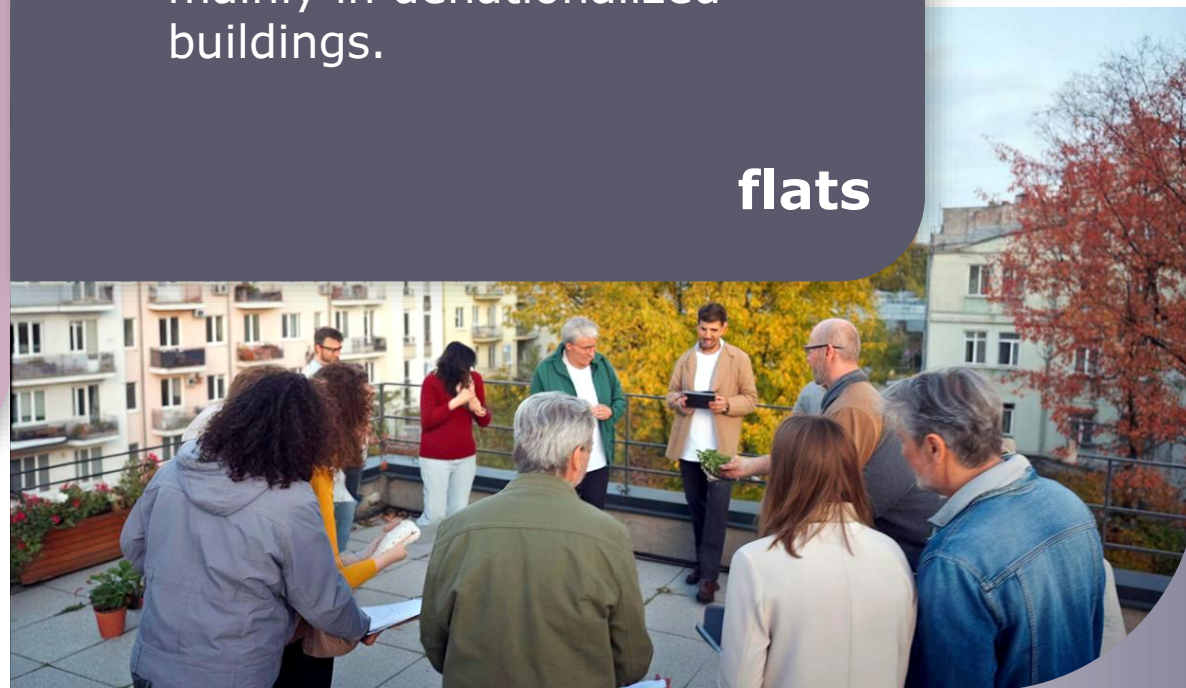
- Residential buildings, divided into individual apartment ownerships can operate autonomously.

condominiums

THE ISSUE ON THE FORCED SHARED PROPERTY

- Co-ownership buildings with restrictions in use, mainly in denationalized buildings.

flats





THE ISSUE ON THE FORCED SHARED PROPERTY

- As a result of privatization, multi-apartment buildings were constructed on the land, but many municipalities did not respect this, leading to forced shared ownership.

condominiums and flats

THE COVERAGE OF CADASTRE



- Land plots fully registered in Cadastre, Each of the land plots has information on ownership.

- **80–95 %** of all buildings are registered in Cadastre, the owner – responsible for keeping the information updated, nevertheless there are unauthorized construction cases.



- Engineering structures are registered in Cadastre.



Cadastral information provides key data on technical features, address, encumbrances, and cadastral value of the real estate.

VARIS

Addresses

CADASTRE

Cadastral values

Floor plan

(layout)

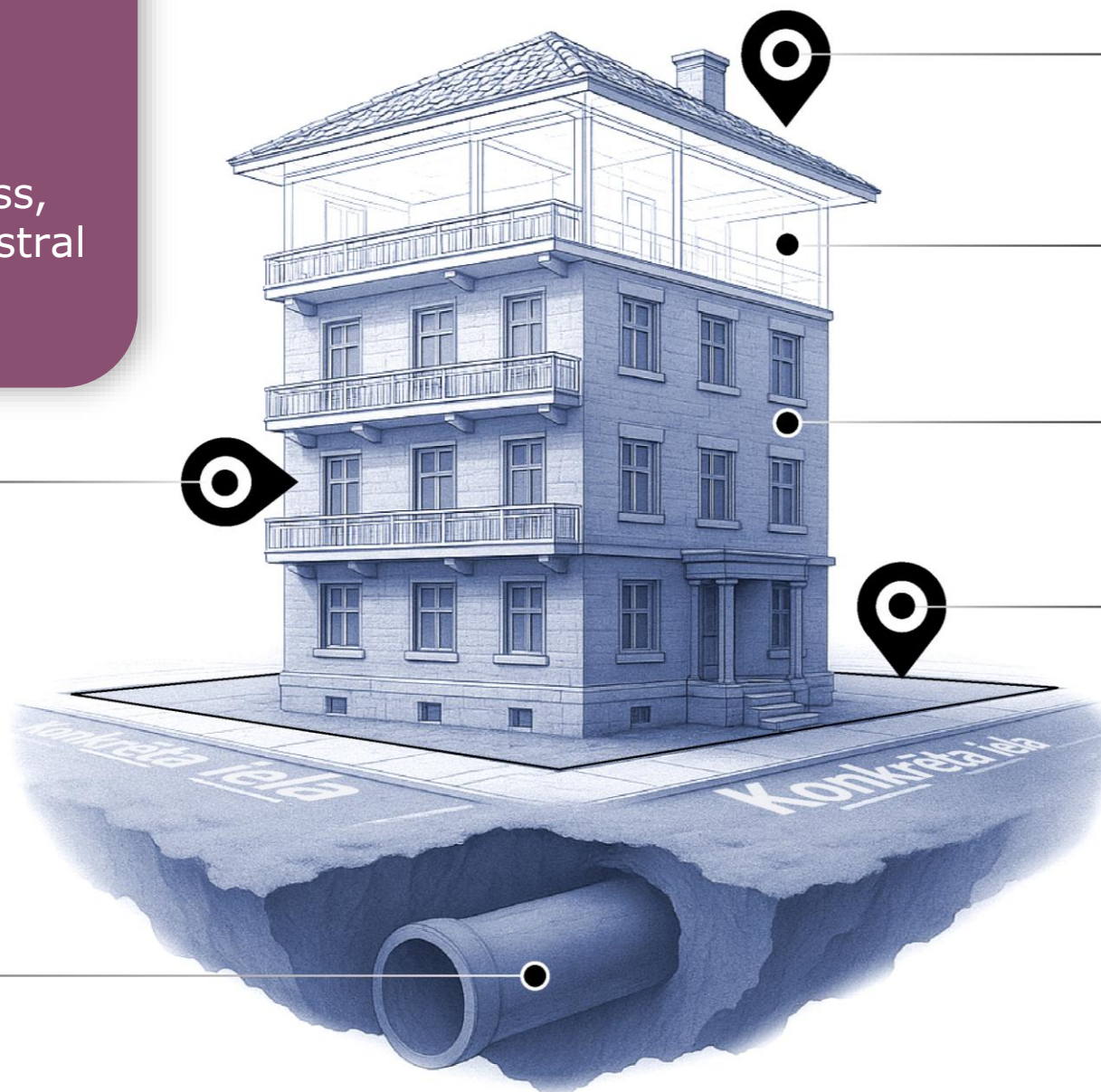
Building data

(parameters)

Land parcel boundary

ATIS

Infrastructure networks
and encumbrances





Easy about land and buildings



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Thank you!

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