DEFINITION OF TERRITORIES’ BOUNDARIES AS AN EFFECTIVE TOOL FOR LAND MANAGEMENT
RUSSIAN LAND LEGISLATION (MAIN LAWS)

- Civil code (1999)
- Zoning act (2006)
- Law on taking (2016)
- Public land property distribution Act (2015)
- Joint property management Act regarding flats houses (2007)
- Drafts of laws
  - Utility easement act (2017?)
  - New zoning act (2017?)
  - Property formation act (2018?)
  - Joint property management Act (2019?)
  - Rural planning act (2019?)
  - Rural protection act (2019?)
Unified State Register of Real Property (key links are cadastral number and coordinates of property)

**Right register:**
- name of right holder;
- title;
- burdens;
- claims to title holder and so on

**Cadaster i.e. legal description of property:**
- borders (coordinates of points);
- address;
- assessment and so on

**Maps:**
- ortophoto (if there is any);
- other maps or plans;
- network of national geodesic points

**Public border register:**
- municipal and region borders;
- zoning maps and spatial regulation:
  - detail development plans etc

If borders points have coordinates
RATE OF LAND PLOTS DELIMITATION IN RUSSIA

Low rate - It needs to boost up
WHY THE DELIMITATION RATE IS SO LOW?

- The clear rules on accuracy of measure and the method of plot description were introduced not very long ago (1997). It became obligatory since 2000;
- There were (and is) no demand to delimit land plots at once, only before conveyance;
- The surveying costs are sometimes higher than land value;
- The huge amount of land is hold by the State. There was no money for surveying in budget;
- In the 1990s and in the beginning of 2000s people and the State did not have sufficient funds.
NO CLEAR BORDERS = NO EFFECTIVE APPLICATION OF THE NEW LAW ON PROPERTY REGISTRATION

SO, WHAT TO DO?
MEASURES TO BOOST UP LIMITATION

- Massive financing programs for public land delimitation (the amount discussed is somewhat up to 1 billion euros for 5 years/it depends on economic situation);
- To ban legal conveyance without plot delimitation;
- To help people and municipality to carry on their duty to provide delimitation (special law).
SPECIAL LAW TO BOOST UP LIMITATION PROVIDES:

- The State shall finance limitation of all kind property (not only public);
- To survey all unlimited plots at once for a certain area (part of municipality);
- To use a simplified rule on approval of boundary marks (on meeting not by approval minuets with every landholder);
- To enter into cadaster all new borders (even those that are argued). If no court judgment upon borders for 15 years then there is no dispute; the entered coordinates are valid.
WHO BENEFITS?

• The State, as it makes the registration system more reliable and accurate, finds more land for taxation;
• The municipality since they got more precise picture of land pattern and that lets a better zoning and spatial regulations;
• Private land holders spare money;
• Surveyors got stabile source of financing.
SUMMARY

• The new law on property registration gives many opportunities but it depends on rate of land delimitation;

• The more accurately described borders (by coordinates) the fuller and more reliable registration system is;

• That is why there is special measure to provide land delimitation.
THANK YOU FOR ATTENTION!

QUESTIONS?


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