

Rural Land Markets in Central and Western Europe

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Key words: Central European Countries (CECs), Western European Countries (WECs), Rural Land Market, Ownership Structure.

ABSTRACT

After the World War II political dictatorship, one party system and socialist command economy were introduced in the Central European countries, whereas in Western European countries political democracy and market economy have remained.

In the early 90's there were political and economic changes in Central Europe introducing the multi-party democracy and market economy. These countries carried out mass privatisation, compensation and restitution procedures to establish and develop active land markets.

As a result of their efforts the real estate and land markets have started functioning but especially the activity of rural land markets are still very poor comparing them with the Western European countries.

This paper makes a comparison between the Western and Central European rural land markets based on questionnaires issued by the FIG Commission 7 working group 3 on Land Markets and on statistics, presented by the Working Party on Land Administration (WPLA) of the United Nations Economic Commissions for Europe (UNECE)

The paper focuses on the basic conditions under which the rural land markets are operating and includes the following topics.

Legal and institutional framework, Ownership structure, Land lease conditions, Land consolidation, Land pricing and mortgaging of agricultural land

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