

Table 1: Evolution of Russian legislation pertaining to agricultural land

Date	Title	Main Rights
Feb-1990	Principles of Land Legislation of the USSR	Lifetime inheritable possession for individuals; leasing for individuals and agricultural enterprises; permanent or limited-term use for other organizations; principle of payment for land use
Apr-1990	“On some issues of allocation and alienation of land” (RSFSR)	Underutilized land of kolkhozes and sovkhoses may be alienated and transferred to individual users in possession, use rights, and leasing for farming purposes and individual construction
Nov-1990	Land Reform Law	Use, possession, non-state ownership of land
Dec-1990	Amendment to Art. 12 of the Constitution of RSFSR	Use, lifetime inheritable possession, and non-state ownership of land. Alienation only to the State (except for inheritance). Buying and selling of plots prohibited for 10 years after acquiring ownership rights
Dec-1990	Law on Peasant Farms	Plots for peasant farming allocated in use rights, including leasing, in lifetime inheritable possession, and in ownership of land; the land of kolkhozes and sovkhoses is divided in shares among workers (inheritable personal right), and workers may convert their shares to land plots for establishing a peasant farm; alienation to local government only
Apr-1991	Land Code	Land ownership: state, individual, or collective; corporate farms get land in permanent use; corporate-farm workers get land in collective (joint or shared) ownership; individuals may hold land in ownership, lifetime inheritable possession for farming purposes or housing construction; land is distributed free and for payment
Oct-1991	Law on Payment for Land	Principle of payment for land use: private land owners pay land tax, lessees pay rent
Dec-1991	“Procedure for reorganization of kolkhozes and sovkhoses”	Definition of individuals entitled to received land shares; transactions in land shares: conversion to land plot for peasant farming, investing in the equity of corporate farm, selling to other workers or the corporate farm
Dec-1991	“On immediate measures for implementation of land reform”	Mandatory reorganization of kolkhozes and sovkhoses in 1992; size limits for peasant farms and household plots; district quotas for free transfer of land to private ownership; creation of redistribution reserve for allocation of land to individuals and legal bodies; time limit for withdrawal of land by groups of workers and pensioners for group ownership; leasing of land shares; selling land shares to other workers of the same farm or to farm as legal body; mandatory conversion of land shares to plots for creation of new corporate farm; transactions with land plots allowed if proceeds are to be used for establishment of non-farm rural business; free allocation of land for household plots, gardening and residential construction in the village
Mar-1992	“On sale of land plots to individuals and legal bodies during privatization of state enterprises”	Land under privatized buildings may be bought or leased by new owner; land held in use rights for business activity may be bought from State
Sept-1992	“Procedure for privatization and reorganization of enterprises and agro industrial complex”	Selling or leasing land shares to other joint land owners; restriction of the range of farm enterprises that may undergo privatization
May-1993	“Procedure for buying and selling of land by individuals”	Buying and selling land for household plots and other individual uses (datchas, gardening, individual housing)
Oct-1993	“Control of land relations and development of agrarian reform in Russia”	Definition of wider range of transactions involving land shares: land shares may be converted to plots for household farming, peasant farming, individual housing construction (without requiring the consent of joint land owners); land share may be sold to any buyer; land shares may be given as gift, exchanged or passed in inheritance; leasing of land shares; mortgage; titling of land ownership by the State; guarantees of inviolability and protection of ownership rights in transactions
Dec-1993	New Russian Constitution	Land may be privately owned; land rights of physical and legal bodies; land owners have freedom of disposition without violating the rights of other owners
Feb-1995	“Procedure for realization of rights of owners of land and asset shares”	Details of land transaction mechanisms
Oct-1995	Civil Code	Land chapter deferred until the passage of the Land Code
Mar-1996	“Guarantees of constitutional rights of citizens in land”	Simplified conflict resolution procedure for conversion of land shares into plots
July-1998	Mortgage Law	Mortgage of land plots with the exception of agricultural land
Oct-2001	Land Code	Free conversion of land previously received in permanent (inheritable) use to private ownership; mechanisms for transactions in land with the exception of land shares and agricultural land plots
Jan-2003	Law on Transactions in Agricultural Land	Full legal framework for ownership rights and transactions in agricultural land
Feb-2004	Amendments to Mortgage Law	Mortgage of agricultural land allowed

Source: Shagaida and Lerman (2008: 142-144)