

Table 2: Compartmentalization of the land transaction market

Farmer of...	Household plot		Individual farm		Corporate farm	
Land owners	Type of land tenure	Transaction terms	Type of land tenure	Transaction terms	Type of land tenure	Transaction terms
STATE AND LOCAL GOVERNMENT	-right to rent a land plot (1990) -right to sell a land plot (1992)	-free or easy lease-out contract establishment (1991) -free or easy sale contract establishment (1992) -easy access to the land fund (1991)	-right to rent a land plot (1990 and 2003) -right to sell a land plot (1992 and 2003)	-lease-out contract <i>via</i> an « auctioning process » with first invitation to tender -sale contract <i>via</i> an « auctioning process » with first invitation to tender and a minimum price equal to the cadastral price. -easy access to the land fund (1991)	-right to rent a land plot (1990 and 2003) -right to sell a land plot (1992 and 2003)	-lease-out contract <i>via</i> an « auctioning process » with first invitation to tender and a minimum price equal to the cadastral price -sale contract <i>via</i> an « auctioning process » with first invitation to tender
LEGAL PERSON	-right to buy and to sell a land plot (2003) -right to rent a land plot (2003)	-a maximum area that can be bought or rented by a household plot owner -obligation to use the land that the farmer bought or rented only for home consumption	- right to buy and to sell land (2003) - right to buy and to sell land (2003)	-publish in the local newspaper his wish to sell, to rent or to buy the land -announce a price that cannot then be reduced -right of first refusal for the administration. -maximum 49-year lease contract	-right to buy and to sell land (2003) -right to buy and to sell land (2003)	-publish in the local newspaper his wish to sell, to rent or to buy the land -announce a price that cannot then be reduced -right of first refusal for the administration -maximum 49-year lease contract -no right to mortgage even if the land owner is also the farmer (when the farmer and the owner is a « legal person » as it is the case for the corporate farm) (2004)
COLLECTIVE INDIVIDUED OWNERSHIP	-right to buy land considered as a lot held by collective owners (1993) -right to rent land considered as a lot held by collective owners (2001)	-a maximum area that can be bought or rented by a household plot owner -obligation to use the land that the farmer bought or rented only for home consumption. -Right to mortgage if the owner is also the farmer (2004)	-right to buy land considered as a plot removed from a parcel of land collectively owned (2003) -right to sell (then to buy) land considered as a plot removed from a parcel of land collectively owned (2003)	-publish in the local newspaper his wish to sell, to rent or to buy the land -announce a price that cannot then be reduced -right to mortgage if the owner is also the farmer (2004) -right of first refusal for the administration. -maximum 49-year lease contract	-right to sell (then to buy) land considered as a plot removed from a parcel of land collectively owned (2003)	-publish in the local newspaper his wish to sell, to rent or to buy the land -announce a price that cannot then be reduced -right of first refusal for the administration -maximum 49-year lease contract
COLLECTIVE (SHARED) OWNERSHIP			-right to remove a plot of land from a collective ownership (1991) -right to rent a land in a collective ownership regime (from 1995 to 2003)	-land cannot be rent to a farmer if the owner did not remove it from the collective ownership before -owner of land asset has to get permission to remove his land plot from at least two thirds of the ownership group with a 20% inquorate -right to sell and to rent land requires that each land owner removed is land plot from the collective ownership (2003)	-right to remove a plot of land from a collective ownership (1991) -right to rent a land in collective ownership (from 1995 to 2003)	-land cannot be rent to a farmer if the owner did not remove it from the collective ownership before -owner of land asset has to get permission to remove his land plot from at least two thirds of the ownership group with a 20% inquorate -right to sell and to rent land requires that each land owner removed is land plot from the collective (shared) ownership (2003)
NATURAL PERSON, OWNER OF PLOT WHICH RESULTS FROM THE TRANSFORMATION OF LAND ASSETS	-allocation of land assets (1991 and 1993) -right to rent or to sell (then to buy) a plot of land resulting from a land asset transformation into a land plot (2003)	-without the agreement of the group members to rent a land plot to a household plot owner (before 2003) -need to inform and to enter into an agreement with the group members to rent or to sell a plot of land (2003) -right of first refusal for the group members and right to payment compensation for the group members if the sale price is up to the market price	-allocation of land assets (1991 and 1993) -right to rent or to sell (then to buy) plot of land resulting from land asset transformation into land plot (2003)	-without the agreement of the group members to rent a land plot to an individual farmer (before 2003) -need to inform and to enter into an agreement with the group members to rent or to sell a plot of land (2003) -right of first refusal for the group members and right to payment compensation for the group members if the sale price is up to the market price		

Source: Grouiez (2010: 401)