NEW TRENDS IN DEVELOPMENT OF AGRICULTURAL LAND MARKET IN RUSSIA

ALEXANDER SAGAYDAK
ANNA LUKYANCHIKOVA

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Land Categories, Russian Federation, 2009-2010, million hectares
### Land Market Transactions, Russian Federation, 2007-2010, number of transaction/hectares

<table>
<thead>
<tr>
<th>Item</th>
<th>2007</th>
<th>2008</th>
<th>2009</th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>4,519,093 / 115,843,859</td>
<td>4,780,638 / 117,766,738</td>
<td>4,884,153/ 132,780,473</td>
<td>5,321,798/ 159,061,489</td>
</tr>
<tr>
<td>Buying and selling of lands by citizens and legal entities</td>
<td>405,670 / 560,286</td>
<td>473,190 / 1,067,303</td>
<td>520,209 / 3,159,634</td>
<td>917,354/ 4,706,821</td>
</tr>
<tr>
<td>Land Granting</td>
<td>49,715 / 126,596</td>
<td>73,334 / 335,042</td>
<td>117,776/ 10,582,962</td>
<td>159,134/ 4,733,135</td>
</tr>
<tr>
<td>Land Heritage</td>
<td>162,151 / 336,092</td>
<td>218,244 / 596,197</td>
<td>314,556 / 4,116,338</td>
<td>346,227/ 5,089,960</td>
</tr>
<tr>
<td>Land Mortgage</td>
<td>25,907 / 198,856</td>
<td>30,024 / 416,637</td>
<td>43,921/ 902,676</td>
<td>83,743/ 1,786,080</td>
</tr>
</tbody>
</table>

### Agricultural Land, Russian Federation, 2000-2010, million hectares

![Agricultural Land Chart](chart.png)
Private Farms,
Russian Federation,
2006-2010

Number of farms, 1000

Total Land Area, 1000 ha

Average Land Size, ha
Orel Oblast Land Categories, 2009-2010, 1000 hectares

- Agricultural Land
- Urban Land
- Industrial Land
- Special Protected Regime Land
- Forest Land
- Water Land
- Reserve Land

Orel Oblast Land Categories, 2010

- Agricultural Land: 82.5%
- Urban Land: 8.0%
- Industrial Land: 6.9%
- Special Protected Regime Land: 1.4%
- Forest Land: 1.4%
- Water Land: 1.4%
- Reserve Land: 0.3%

- Reserve Land: 0.3%
Orel Oblast Agricultural Land Tenure, 2010

- State and Municipal Land Ownership: 39.3% (969,700 ha)
- Legal Entities Ownership: 4.7% (115,800 ha)
- Private Ownership: 65.6% (1,379,700 ha)

Agricultural Land Tenure, Orel Oblast, 2010, 1000 hectares

- Total: 2032.2
- Private Ownership: 1321
- Ownership of Legal Entities: 113.3
- State and Municipal Ownership: 597.9
Agricultural Producers Land Area,
Orel Oblast, 2010, 1000 hectares

Agricultural Land Shares Area Rented,
Orel Oblast, 2010, 1000 hectares
Land Market Transactions, Orel Region, 2010

Number of transaction/ hectares

<table>
<thead>
<tr>
<th>Item</th>
<th>Number of transactions/hectares</th>
<th>Including</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total</td>
<td>Urban Land</td>
<td>Industrial Land</td>
<td>Agri Land</td>
<td></td>
</tr>
<tr>
<td>Selling of state and municipal owned lands</td>
<td>2,596/2,495</td>
<td>2,435/303</td>
<td>114/37</td>
<td>38/2,143</td>
<td></td>
</tr>
<tr>
<td>Selling of lands by citizens and legal entities</td>
<td>14,202/100,612</td>
<td>11,344/16,812</td>
<td>-</td>
<td>259/20,161</td>
<td></td>
</tr>
<tr>
<td>Leasing of state and municipal owned lands</td>
<td>6,335/171,885</td>
<td>5,206/2,240</td>
<td>132/468</td>
<td>920/167,900</td>
<td></td>
</tr>
<tr>
<td>Other transactions, total including:</td>
<td>5,383/12,554</td>
<td>5,324/1,784</td>
<td>9/165</td>
<td>50/10,604</td>
<td></td>
</tr>
<tr>
<td>Land Granting</td>
<td>1,763/262</td>
<td>1,763/262</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Land Heritage</td>
<td>3,157/1,102</td>
<td>3,157/1,102</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Land Mortgage</td>
<td>496/9,141</td>
<td>351/414</td>
<td>8/165</td>
<td>478,562</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>28,516/287,546</td>
<td>24,369/21,139</td>
<td>255/670</td>
<td>1,267,13</td>
<td></td>
</tr>
</tbody>
</table>

Conclusion

- New trends in development of Agricultural Land Market in Russia are in the considerable increase in the Agricultural Land Market Transactions including Agricultural Land Mortgage Transactions over the last year.
- In that sense the following measures must be implemented to strengthen the organizational as well as institutional sustainability of Agricultural Land Market in the Russian Federation:
- The Agricultural Land Market Legislation must be revised and improved both at the federal as
Conclusion

• The institutional framework for implementation of Agricultural Land Market must be improved both at the federal as well as at the regional level too.
• The Agricultural Land Auctions must be introduced to stimulate development of Agricultural Land Market in the regions of the Russian Federation.
• The training and retraining programs related to the Agricultural Land Market issues must be introduced.

Conclusion

• The Real Estate Cadastre Management should be improved in accordance with market economy standards.
• The public relation campaign to strengthen people’s ability to understand the role and importance of the Agricultural Land Market Development must be initiated.
• The Orel Regional Land Policy or the Orel Model is one of successful ways of development of Agricultural Land Market in the Russian Federation.
• The Orel Oblast Agricultural Land Reform experience should be scrutinized and replicated in other Russian regions.
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