

THE LAND CODE OF THE RUSSIAN FEDERATION
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Chapter I.	General Provisions	(Articles 1 - 11)
Chapter II.	Land Preservation	(Articles 12 - 14)
Chapter III.	Ownership of Land	(Articles 15 - 19)
Chapter IV.	Permanent (in Perpetuity) Use, Life-Time Inheritable Possession of Plots of Land, Limited Use of Other Persons' Plots of Land (Easement), Lease of Plots of Land, Gratuitous Fixed-Term Use of Plots of Land	(Articles 20 - 24)
Chapter V.	Emergence of Rights to Land	(Articles 25 - 39)
Chapter VI.	The Rights and Duties of Owners of Plots of Land, Users of Land, Tenants and Lessees of Plots of Land in the Use of Plots of Land	(Articles 40 - 43)
Chapter VII.	Termination and Limitation of Rights to Land	(Articles 44 - 56)
Chapter VIII.	Compensation of Losses and Damages to Agricultural Production and Forestry in the Case of Taking Plots of Land for State or Municipal Needs	(Articles 57 - 58)
Chapter IX.	Protection of Rights to Land and Consideration of Land Disputes	(Articles 59 - 64)
Chapter X.	Payment for Land and Valuation of Land	(Articles 65 - 66)
Chapter XI.	Land Monitoring, Land Management and the State Land Registry	(Articles 67 - 70)
Chapter XII.	Control of the Observance of the Land Legislation, Land Preservation and Use (Land Control)	(Articles 71 - 73)
Chapter XIII.	Liability for a Breach of Law in the Field of Land Preservation and Use	(Articles 74 - 76)
Chapter XIV.	Agricultural-Purpose Lands	(Articles 77 - 82)
Chapter XV.	Land of Inhabited Localities	(Articles 83 - 86)
Chapter XVI.	Industry, Power Production, Transport, Communications, Radio-Broadcasting, Television, Information Technology, Space-Flight Support, Defence, Security Lands and Other Special-Purpose Lands	(Articles 87 - 93)
Chapter XVII.	Specially Preserved Territory and Facility Lands	(Articles 94 -101)
Chapter XVIII.	Forestry, Water Stock Land and Reserve Land	(Articles 102-103)

Federal Law No. 137-FZ of October 25, 2001 on Putting Into Force the Land Code of the Russian Federation

Chapter I. General Provisions

Article 1. The Basic Principles of Land Law

1. The present Code and other legislative acts concerning land enacted pursuant thereto shall be based on the following principles:

1) account being taken of land's significance as the basis of human life and activities whereby regulation of relationships of land use and preservation is pursued proceeding from the idea that land is a natural facility preserved as the most important component of the nature, a natural resource used as means of production in agriculture and forestry and the basis of economic and other activities on the territory of the Russian Federation and at the same time as immovable property, the object of a right of ownership and other rights relating to land;

2) priority being given to the preservation of land as the most important component of the environment and means of production in agriculture and forestry over the use of land as a immovable property meaning that the possessing, using and disposing of land is exercised freely by the owners of plots of land, unless it is harmful to the environment;

3) priority being given to protection of human life and health meaning that the decisions taken and the types of activity pursued in the course of activity of using land and preserving land shall allow to ensure safeguarding human life or preventing a negative (harmful) effect on human health even though it is going to involve big expenditures;

4) citizens and public organisations (associations) taking part in the decision-making relating to their rights in respect of land meaning that the citizens of the Russian Federation, public organisations (associations) are entitled to take part in the preparation of decisions which can affect the state of land when land is being used and preserved and the governmental bodies, local government bodies, economic and other agents shall ensure an opportunity for such a participation in the manner and forms established by law;

5) the uniformity of the destiny of plots of land and the facilities affixed thereto meaning that all facilities affixed to plots of land have to follow the destiny of the plots of land, except for the cases established by federal laws;

6) priority being given to the preservation of especially valuable land and the land of specially preserved territories meaning that the taking of valuable pieces of agricultural-purpose land, forestry land, land occupied by Group 1 forests, land of specially preserved natural territories and facilities, land occupied by cultural heritage facilities, other especially valuable pieces of land and land of specially preserved territories for other purposes shall be subject to restrictions or bans in the manner established by federal laws. The institution of this principle shall not be construed as a denial or denigration of the significance of land of other categories;

7) land being used for a pay meaning that any use of land shall be done for a pay, except for the cases established by federal laws and the laws of Russian regions;

8) pieces of land being classified according to their purpose meaning that the legal regime of pieces of land shall be determined on the basis of their classification under a specific category and of their permitted use in keeping with zoning and legislative requirements;

9) the state land property being delineated as property of the Russian Federation, property of Russian regions and property of municipal entities meaning that the legal basis and procedure for such a delineation shall be established by federal laws;

10) the establishment of a legal land regime being subject to a differentiated approach meaning that when land legal regime is being determined account shall be taken of natural, social, economic and other factors;

11) the interests of the society being combined with the lawful interests of citizens meaning that land use and preservation regulation shall be pursued in the interests of the society as a whole with each citizen's unfettered possession, use and disposal of the plot of land he/she owns being guaranteed.

Land relationships are regulated through the application of the principle of drawing a line between civil law norms and land legislation norms in as much as it concerns the regulation of

relationships in terms of land use and also the principle of state regulation of land privatisation.

2. Other principles of land legislation may be established by federal laws if they do not run contrary to the principles established by [Item 1](#) of the present article.

Article 2. Land Legislation

1. In accordance with the [Constitution](#) of the Russian Federation the land legislation is in the joint cognisance of the Russian Federation and the Russian regions. The land legislation is made up of the present Code, federal laws and the laws of Russian regions enacted pursuant thereto.

The land law norms contained in other federal laws, laws of Russian regions shall comply with the present Code.

Land relationships can also be regulated by decrees of the President of the Russian Federation which shall not run contrary to the present Code and federal laws.

2. The Government of the Russian Federation shall adopt decisions regulating land relationships within the scope of powers specified in the present Code, federal laws and also decrees of the President of the Russian Federation governing land relationships.

3. On the basis of and pursuant to the present Code, federal laws, other regulatory legal acts of the Russian Federation, laws of Russian regions the governmental bodies of Russian regions may issue acts comprising land law norms within the scope of their powers.

4. On the basis of and pursuant to the present Code, federal laws, other regulatory legal acts of the Russian Federation, laws and other regulatory legal acts of Russian regions local government bodies may issue acts comprising land law norms within the scope of their powers.

Article 3. The Relationships Regulated by the Land Legislation

1. The land legislation regulates the relationships of use and preservation of land in the Russian Federation as the basis of life and activities of the peoples residing on a given territory (land relationships).

2. The relationships of use and preservation of sub-soil, waters, forests, animal world and other natural resources, environmental protection, the preservation of specially protected natural territories and facilities, the preservation of atmospheric air and the preservation of objects being cultural heritage of peoples of the Russian Federation shall be governed by the legislation on [sub-soil](#), [forestry](#), [water](#), [animal world](#), the preservation and use of other natural resources, [environmental protection](#), the [preservation of atmospheric air](#), [specially preserved natural territories and facilities](#), the preservation of objects being heritage of peoples of the Russian Federation respectively and special federal laws.

Land relationships shall be subject to the norms of the said branches of law if these relationships are not regulated by the land legislation.

3. The property relationships of possession, use and disposal of plots of land and also of accomplishing deals in them shall be governed by the [civil legislation](#), except as otherwise required by the land, forestry, water, sub-soil, environmental protection legislation and special federal laws.

Article 4. The Application of International Treaties of the Russian Federation

If an international treaty of the Russian Federation ratified in the established manner contains rules different from those set out in the present Code the rules of the international treaty shall apply.

Article 5. Participants in Land Relationships

1. Participants in land relationships are citizens, legal entities, the Russian Federation, Russian regions, municipal entities.

2. The right of foreign citizens, persons without citizenship and foreign legal entities to acquire the title to a plot of land shall be defined in keeping with the present Code and federal laws.

3. For the purposes of the present Code the following terms and definitions are used:

"owners of plots of land" means persons being the owners of plots of land;

"users of land" means persons possessing and using plots of land by the right of permanent (infinite) use or by the right of free use for a term;

"tenants" means persons possessing and using plots of land by the right of life-time inheritable

possession;

"lessees of plots of land" means persons possessing and using plots of land under a lease or a sublease;

"holders of easements" means persons having a limited right of using other persons' plots of land (easement).

Article 6. The Objects of Land Relationships

1. The objects of land relationships are as follows:

- 1) land as a natural facility and natural resource;
- 2) plots of land;
- 3) parts of plots of land.

2. A plot of land as an object of land relationships is a part of ground surface (in particular, soil) the boundaries of which are described and attested to in the established manner.

A plot of land can be divisible and non-divisible. A divisible plot of land is a plot of land that can be divided into parts, with each of these parts emerging after the division as an independent plot of land of which authorised use can be pursued without re-classifying it under another land category, except for the cases established by federal law.

Article 7. Land Composition in the Russian Federation

1. According to their purpose land in the Russian Federation is classified under the following categories:

- 1) agricultural-purpose land;
- 2) settlement land;
- 3) industry, power, transport, communication, radio-broadcasting, television, information technology, space activity support, defence, security land and land of other special purposes;
- 4) the land of specially preserved territories and facilities;
- 5) forestry land;
- 6) water stock land;
- 7) reserve land.

2. The land specified in Item 1 of the present article shall be used in compliance with the purpose thereof established for them. The legal regime of land shall be determined proceeding from the classification thereof under a specific category and authorised use in keeping with the zoning of which general principles and implementation procedure are determined by federal laws and the provisions of special federal laws.

Any type of authorised use out of the types specified by the zoning system shall be picked up at one's own discretion without additional permits and approval procedures.

3. At the places of traditional residence and economic activity of small-numbered indigenous peoples of the Russian Federation and ethnic communities in the cases stipulated by federal laws, laws and other regulatory legal acts of Russian regions, regulatory legal acts of local government bodies a special legal regime may be established for the use of land of the said categories.

Article 8. Classifying Land under Categories, Changing the Classification Category of Land

1. Land classification by the category, change in the classification category of land shall be effected in respect of:

- 1) federally-owned land: by the Government of the Russian Federation;
- 2) land owned by Russian regions, and agricultural-purpose land owned by municipal entities: by the executive bodies of Russian regions;
- 3) lands owned by municipal entities, except for agricultural-purpose land: by local government bodies;
- 4) privately-owned land: agricultural-purpose land: by local government bodies.

The procedure for changing land category shall be established by federal laws.

2. Land category shall be indicated in:

- 1) acts of federal executive bodies, acts of the executive bodies of Russian regions and acts of local government bodies whereby plots of land are put at somebody's disposal;
- 2) agreements of which plots of land are the subject matter;
- 3) documents of the state land registry;
- 4) documents on the state registration of rights relating to immovable property and deals in it;
- 5) other documents in the cases established by federal laws and laws of Russian regions.

3. A breach of the procedure for changing the category of land established by the present Code, federal laws shall be deemed a ground for recognising as invalid the acts whereby land is classified under a specific category or whereby land category is changed.

Article 9. The Powers of the Russian Federation in the Field of Land Relationships

1. The powers of the Russian Federation in the field of land relationships are as follows:

- 1) the establishment of fundamentals of federal policy in the field of regulation of land relationships;
- 2) the imposition of restrictions on the rights of [owners of plots of land](#), [users of land](#), [tenants](#), [land lessees](#) and also restrictions on the negotiability of plots of land;
- 3) the state administration in the field of land [monitoring](#), state land control, [land management](#) and the keeping of the [state land registry](#);
- 4) the establishment of a [procedure](#) for excluding plots of land from alienability, in particular, by means of compulsory purchase, for state and municipal needs;
- 5) the taking of plots of land for the needs of the Russian Federation, in particular, by means of compulsory purchase;
- 6) the elaboration and implementation of land use and [preservation](#) federal programs;
- 7) other powers put by the [Constitution](#) of the Russian Federation, the present Code, federal laws within the scope of powers of the Russian Federation.

2. The Russian Federation shall pursue the management and disposal of the plots of land [owned by the Russian Federation](#) (federal property).

Article 10. The Powers of Russian Regions in the Field of Land Relationships

1. The powers of Russian regions are as follows: the taking, in particular, by means of compulsory purchase of land for the needs of Russian regions; the elaboration and implementation of land use and preservation regional programs for land located within Russian regions; other powers not included in the scope of powers of the Russian Federation or local government bodies.

2. The Russian regions shall pursue the management and disposal of plots of land owned by the Russian regions.

Article 11. The Powers of Local Government Bodies in the Field of Land Relationships

1. The powers of local government bodies in the field of land relationships are as follows: the taking, in particular, by means of compulsory purchase of plots of land for municipal needs, the establishment with due regard to the provisions of Russian law of rules of land use and development of the territories of city/town and rural settlements, the territories of other municipal entities, the elaboration and implementation of land use and preservation local programs and also other powers to resolve matters of local significance in the field of land use and preservation.

2. Local government bodies shall pursue the management and disposal of plots of land [owned by municipal entities](#).

Chapter II. Land Preservation

Article 12. The Goals of Land Preservation

1. In the Russian Federation land shall be preserved as the basis of life and activities of the peoples residing on a given territory.

The use of land shall be done by the methods ensuring conservation of ecological systems, the ability of land to be means of production in agriculture and forestry, the basis of economic and other types of activity.

2. Below are the goals of land preservation:

- 1) preventing deterioration, pollution, dumping and damage of land, other negative (harmful) effects of economic activities;
- 2) ensuring amelioration and restoration of land which has been exposed to deterioration, pollution, dumping and damage of land, other negative (harmful) effects of economic activities.

Article 13. The Meaning of Land Preservation

1. For land preservation purposes owners of plots of land, users of land, tenants and lessees of plots of land shall implement measures for:

- 1) conserving soils and their fertility;
- 2) protecting earth from water and wind erosion, mud avalanches, flooding, bogging, secondary salination, aridity, compaction, radioactive and chemical contamination, industrial and consumption waste dumping, pollution, in particular, biological and other negative (harmful) effects causing land deterioration;
- 3) protecting agricultural land and other land from contamination by bacteria, parasites and quarantine pests and plant diseases, the spread of weeds, bushes and small wood and other types of land deterioration;
- 4) eliminating the aftermath of pollution, in particular, biological pollution and waste dumping;
- 5) maintaining the level of amelioration reached;
- 6) re-cultivating damaged land, restoring land fertility, involving alienable land in due time;
- 7) conserving the fertility of land and the use of land in the performance of work relating to damage of land.

See Federal Law No. 101-FZ of July 16, 1998 on the State Regulation of Providing for the Fertility of Agricultural Lands

2. For the purposes of land preservation federal, regional and local land preservation programs shall be elaborated as comprising lists of compulsory land preservation measures with due regard to the peculiarities of economic activity, natural and other conditions.

The assessment of land condition and the effectiveness of planned land preservation measures shall be effected with the account taken of the results of ecological expert examination, the sanitary and hygienic and other rules and regulations established under law.

3. If new technologies, land amelioration and land fertility enhancement programs fail to comply with the ecological, sanitary and hygienic as well as other standards their implementation shall be prohibited.

4. Where construction and mining works are performed as causing a disruption of soil layer the fertile layer of soil shall be removed and used to improve low-fertility land.

5. For the purpose of assessing the condition of soil from the point of view of protection of human health and the environment the Government of the Russian Federation shall set maximum admissible concentration values for harmful substances, harmful micro-organisms and other biological soil pollutants.

For the purpose of verifying the compliance of soil with ecological standards soil, geobotanical, agrochemical and other investigation shall be conducted.

6. For the purpose of preventing deterioration of land, restoring land fertility and polluted territories land may be conserved as including its being excluded from alienability in the manner established by the Government of the Russian Federation.

7. The preservation of deer pasture land in the Extreme North areas, nomadic-type, seasonal pasture land shall be done in compliance with federal laws and other regulatory legal acts of the Russian Federation and laws and other regulatory legal acts of Russian regions.

8. To make owners of plots of land, users of land, tenants and lessees of plots of land more

interested in preserving and restoring the fertility of land, protecting land from the negative (harmful) effects of economic activities economic incentives may be granted for land preservation and use in the manner established by the [budget legislation](#) and [taxes and fees legislation](#).

See also [Law](#) of the RSFSR of October 11, 1991 on Payment for Land

Article 14. The Use of Lands Exposed to Radioactive and Chemical Pollution

1. Land which has been exposed to radioactive and chemical pollution and in which the production of products required by provisions established under law cannot be maintained shall be subjected to the imposition of restrictions as to the use thereof, excluded from the category of agricultural-purpose land and may be re-classified into reserve land to be conserved. Such land shall be prohibited for the production and sale of agricultural products.

2. The procedure for using land exposed to radioactive and chemical contamination, declaring exclusion zones, preserving the residential houses, production facilities, social and culture and everyday facilities located on this land, carrying out amelioration and cultivation improvement work on this land shall be determined by the Government of the Russian Federation with due regard to maximum admissible radiation and chemical concentration levels.

3. The persons whose activities caused a radioactive and chemical land pollution due to which land cannot be used as earmarked or land quality is deteriorated shall reimburse the losses and damage incurred by the agricultural and forestry production facilities under [Articles 57](#) and [58](#) of the present Code and shall also compensate the expenses incurred to decontaminate land exposed to radioactive and chemical contamination, the expenses incurred to bring the land to a condition suitable for their being used as earmarked or shall reimburse the owners of plots of land within the boundaries of the land for the value thereof if the plots of land are classified as reserve land to be conserved.

Chapter III. Ownership of Land

On Right of Ownership and Other Real Rights to Land see [Chapter 17](#) of the Civil Code of the Russian Federation

Article 15. Citizens' and Legal Entities' Ownership of Land

1. The property of citizens and legal entities (private property) shall be plots of land acquired by the citizens and legal entities on the grounds laid down in the [legislation](#) of the Russian Federation.

2. Citizens and legal entities are entitled to have equal access to the acquisition of a title of plots of land. State-owned or municipality-owned plots of land may be transferred to citizens and legal entities to become their property, except for the plots of land which cannot be a private property in compliance with the present [Code](#) and federal laws.

3. Foreign citizens, persons without citizenship and foreign legal entities shall not have title of plots of land located in the border territories recorded in the list established by the President of the Russian Federation in compliance with the [federal legislation](#) on the State Border of the Russian Federation and other territories of the Russian Federation specifically indicated under federal laws.

On the rights of foreign citizens, foreign legal entities, stateless persons, as well as of the legal entities in whose authorized (pooled) capital a share of foreign citizens, foreign legal entities and stateless persons exceeds 50 per cent, to land plots pertaining to farm lands see [Federal Law No. 101-FZ of July 24, 2002](#)

Article 16. State Ownership of Land

1. The land not owned by citizens, legal entities or municipal entities shall be state property.

2. Division of state ownership of land into property of the Russian Federation (federal property), property of Russian regions and property of municipal entities (municipal property) shall be effected in accordance with the [Federal Law](#) on Delineation of State Ownership of Land.

Article 17. The Russian Federation's Ownership of Land (Federal Property)

1. The following shall be under federal ownership:

plots of land recognised as such by federal laws;

plots of land in respect of which the Russian Federation's right of ownership occurred at the delineation of state ownership of land;

plots of land acquired by the Russian Federation on the grounds set out in the civil legislation.

2. Plots of land which have not been put under private ownership on the grounds specified in the Federal Law on Delineation of State Ownership of Land may be under federal ownership.

Article 18. Russian Regions' Ownership of Land

1. The following plots of land shall be owned by Russian regions:

which have been recognised as such by federal laws;

in respect of which Russian regions' right of ownership occurred at the delineation of state ownership of land;

which have been acquired by Russian regions on the grounds specified in the civil legislation.

2. Russian regions may own the following plots of land which have not been put under private ownership:

plots of land occupied by immovable property owned by Russian regions;

plots of land granted to governmental bodies of Russian regions, state unitary enterprises and state institutions set up by the governmental bodies of Russian regions;

plots of land classified as land of specially preserved natural territories of regional significance, forestry land owned by Russian regions under federal laws, water stock land occupied by water facilities owned by Russian regions, land of land re-distribution stock;

plots of land occupied by privatised property which had been owned by Russian regions prior to its privatisation.

Article 19. Municipal Ownership of Land

1. The following plots of land shall be under municipal ownership:

those recognised as such by federal laws and the laws of Russian regions adopted pursuant thereto;

in respect of which a right of municipal ownership occurred at the delineation of state ownership of land;

those acquired on the grounds established by the civil legislation.

2. Municipal entities may own plots of land which have not been put under private ownership on the grounds specified in the Federal Law on the Delineation of State Ownership of Land.

3. To ensure the development of municipal entities plots of land owned by the state, in particular, those located outside of the municipal entities may be gratuitously transferred thereto.

4. In the Russian regions being federal-significance Cities of Moscow and St.Petersburg plots of land shall not be transferred to become municipal property at the delineation of state land property.

The right of municipal ownership of plots of land in these Russian regions shall occur when plots of land are transferred from ownership of the Cities of Moscow and St.Petersburg into municipal ownership under laws of these Russian regions.

Chapter IV. Permanent (in Perpetuity) Use, Life-Time Inheritable Possession of Plots of Land, Limited Use of Other Persons' Plots of Land (Easement), Lease of Plots of Land, Gratuitous Fixed-Term Use of Plots of Land

Article 20. Permanent (in Perpetuity) Use of Plots of Land

1. Plots of land shall be granted for permanent (in perpetuity) use to state and municipal institutions, federal state-owned enterprises and also to governmental bodies and local government bodies.

2. Plots of land shall not be granted for permanent (in perpetuity) use to citizens.

3. The right of permanent (in perpetuity) use of plots of land owned by the state or a municipal

entity which a citizen or a legal entity had begun to have prior to the entry into force of the present Code shall continue to exist.

4. Citizens or legal entities possessing plots of land by the right of permanent (in perpetuity) use shall not be entitled to dispose of these plots of land.

5. Citizens possessing plots of land by the right of permanent (in perpetuity) use shall have a right to acquire these plots of land so that they become their property. Each citizen is entitled to gratuitously acquire only once title to the plot of land he has in his permanent (in perpetuity) use and in such a case additional amounts of money shall not be charged apart from the fees established by federal laws.

Article 21. Life-Time Inheritable Possession of Plots of Land

1. The [life-time inheritable possession](#) of state-owned or municipally-owned plot of land acquired by a citizen before the entry into force of the present Code shall continue to exist. No plots of land shall be granted to citizens by the right of life-time inheritable possession after the [entry into force](#) of the present Code.

2. The disposition of a plot of land held by the right of life-time inheritable possession is prohibited, except for the transfer of the right to the plot of land by inheritance. The state registration of transfer of a right of life-time inheritable possession of plot of land shall be effected under a [certificate of a right to inheritance](#).

3. The citizens having plots of land in life-time inheritable possession are entitled to acquire title to them. Each citizen is entitled to gratuitously acquire only once title to the plot of land he has in his life-time inheritable possession and in such a case additional amounts of money shall not be charged apart from the fees established by federal laws.

Article 22. Lease of Plots of Land

1. Foreign citizens, persons without citizenship may have plots of land located within the territory of the Russian Federation by a right of lease, except for the cases specified in the present Code.

2. Plots of land, except those indicated in [Item 4 Article 27](#) of the present Code, may be granted by their owners for lease under the [civil legislation](#) and the present Code.

According to [Federal Law No. 101-FZ of July 24, 2002](#) there may be granted on lease the land plots pertaining to farm lands which are registered in the state land cadastre

3. Upon the expiration of the effective term of a contract of lease of a plot of land its lessee shall have a preferential right of entering into a new contract for lease of the plot of land, except for the cases specified in [Item 3 Article 35](#), [Item 1 Article 36](#) and [Article 46](#) of the present Code.

4. The rate of rent shall be set by the contract of lease. A common basis for calculating rent in the case of lease of state-owned or municipally-owned plots of land may be established by the Government of the Russian Federation.

See also the [Methodical Recommendations for Determining the Market Value of the Right to Land Plots' Lease endorsed by Order of the Ministry of Property Relations of the Russian Federation No. 1102-r of April 10, 2003](#)

See also [Law of the RSFSR of October 11, 1991 on Payment for Land](#)

5. The [lessee](#) of a plot of land shall be entitled to assign his rights and duties under the lease to a third person, in particular, to mortgage the lease rights in the plot of land and contribute them into the authorised capital of a partnership or a company or as a stake in a production co-operative within the effective term of the contract of lease of the plot of land without the consent of the [owner of the plot of land](#), given the fact that the owner is notified, except as otherwise required by the contract of lease of the plot of land. In the said cases the new lessee of the plot of land shall bear the liability under the contract of lease of the plot of land in respect of the lessor, except for the case of mortgage of lease rights. In this case there is no need for concluding a new contract of lease of the plot of land.

6. The lessee of a plot of land shall be entitled to sublease the plot of land he leases within the effective term of the contract of lease of the plot of land without the consent of the owner of the plot of land, given the fact that the owner is notified, except as otherwise required by the contract of lease. All the rights of lessees of plots of land set out in the present Code shall extend to sublessees.

7. A plot of land may be leased for state or municipal needs or for prospecting purposes for a term not exceeding one year. In this case the lessee of the plot of land within the effective term of the contract of lease of the plot of land shall be obligated to bring the plot of land in a condition suitable for its use in keeping with the authorised use if the lessor so demands; to reimburse losses inflicted due to the performance of works; to accomplish the necessary works of re-cultivation of the plot of land and also to execute the other duties established by law and/or the contract of lease of the plot of land.

8. In the case of sale of a state-owned or municipally-owned plot of land the lessee of the plot of land shall have a preferential right of buying it in the manner established by the [civil legislation](#) for the cases of sale of a portion of common property to an outsider, except for the cases specified in [Item 1 Article 36](#) of the present Code.

9. In the case of lease of a state-owned or municipally-owned plot of land for a term exceeding five years the lessee of the plot of land shall be entitled within the effective term of the contract of lease of the plot of land to assign his rights and duties under the contract to a third person, in particular, the rights and duties specified in [Items 4 and 5](#) of the present Article without the consent of the owner of the plot of land, given the fact that the owner is notified. No amendment shall be made to the terms and conditions of a contract of lease of a plot of land without the consent of the lessee and no restrictions shall be imposed on the lessee's rights established by the contract of lease of a plot of land. Premature rescission of a contract of lease of a plot of land concluded for a term exceeding five years on the request of the lessor shall only be possible under a decision of a court if there is the lessee has committed a significant breach of the contract of lease of the plot of land.

10. In the case of inheritance of plots of land by minors their legal representatives may lease out these plots of land for a term remaining until the heirs become adult.

11. Plots of land which have been withdrawn from circulation shall not be leased, except for the cases established by federal laws.

Article 23. Right of Limited Use of Another Person's Plot of Land (Easement)

1. A private easement shall be established in compliance with the [civil legislation](#).

2. A public easement shall be established by a law or another regulatory legal act of the Russian Federation, a regulatory legal act of a Russian region, a regulatory legal act of a local government body in the cases when it is required for ensuring interests of the state, local government or local public without plots of land being taken. A public easement is instituted with due regard to the results of public hearing.

3. Public easement may be instituted for:

- 1) right of way through a plot of land;
- 2) the use of a plot of land for the purpose of repairing utility, engineering, electricity and other lines and networks and also transport infrastructure facilities;
- 3) the placement of boundary and survey marks and accesses thereto on a plot of land;
- 4) the performance of drainage works on a plot of land;
- 5) taking of water and feeding water to animals;
- 6) passage of cattle via a plot of land;
- 7) hay-mowing or cattle grazing on a plot of land within the terms of which duration corresponds to local conditions, habitudes, except for such plots of land within forestry land areas;
- 8) the use of a plot of land for the purpose of hunting, fishing in an isolated body of water located on the plot of land, picking wild plants within established terms and in the established manner;
- 9) a temporary use of a plot of land for the purpose of prospecting, research and other works;
- 10) free access to a coastline.

4. An easement may be for fixed-term or permanent.

5. The implementation of an easement shall be least burdensome for the plot of land on which it is established.

6. The owner of a plot of land encumbered with an private easement shall be entitled to demand a commensurate payment from the person in whose interest the easement is established, except as otherwise required by federal laws.

7. In case when the establishment of a public easement makes it impossible to use a plot of land the owner of the plot of land, user of land, tenant shall be entitled to claim a taking of the plot of land, in particular by means of compulsory purchase and a compensation from the governmental body or local government body that has established the easement of losses or the granting of another plot of land of equal value and reimbursement of the losses incurred.

In case when the establishment of a public easement causes significant difficulties in the use of a plot of land its owner shall be entitled to claim a commensurate payment from the governmental body or the local government body that has established the easement.

8. The persons whose interests and lawful interests are affected as the result of establishing a public easement may defend their rights in court.

9. Easements shall be subject to state registration in keeping with the [Federal Law](#) on the State Registration of Rights to Immovable Property and Deals in It.

Article 24. Gratuitous Fixed-Term Use of a Plot of Land

1. The following plots of land may be granted for gratuitous fixed-term use:

1) out of state-owned or municipally-owned land by the governmental executive bodies or local self government bodies specified in [Article 29](#) of the present Code to the legal entities specified in [Item 1 Article 20](#) of the present Code for a term not exceeding one year;

2) out of land owned by citizens or legal entities to other citizens and legal entities under a contract;

3) out of land of the organisations specified in Item 2 of the present article to citizens in the form of a service land allocation.

2. Service land allocations shall be granted for gratuitous fixedterm use to employees of organisations of specific branches of industry, in particular transport, forestry, timber industry, hunting areas, state natural reserves and national parks.

The categories of employee of organisations of such branches of industry entitled to receive service land allocations, the terms for the granting thereof shall be established by the legislation of the Russian Federation and the legislation of Russian regions.

Service land allocations shall be granted to employees of such organisations for the term of existence of labour relations on applications filed by the employees and by decision of relevant organisations from among the plots of land that belong to them.

The rights and duties of persons who use service land allocations shall be defined in keeping with the rules set out in [Item 1 of Article 41](#) and [Paragraphs 2-4, 7-9 of Article 42](#) of the present Code.

Chapter. Emergence of Rights to Land

Article 25. Grounds for the Emergence of Rights to Land

1. The rights to plots of land specified in [Chapters III](#) and [IV](#) of the present Code shall emerge on the grounds established by the [civil legislation](#), federal laws and they shall be subject to state registration under the [Federal Law](#) on the State Registration of Rights to Immovable Property and Deals in It.

2. The state registration of deals in plots of land shall be compulsory in the cases specified in federal laws.

3. The plots of land nationalised prior to January 1, 1991 under the legislation effective as of the time of land plot nationalisation shall not be subject to return and the value thereof shall not be subject to reimbursement or compensation.

Article 26. Documents on Rights to Plots of Land

1. The rights to plots of land specified in [Chapters III](#) and [IV](#) of the present Code shall be certified by documents in compliance with the [Federal Law](#) on the State Registration of Rights to Immovable Property and Deals in It.

2. Contracts of lease of a plot of land, sublease of a plot of land, gratuitous fixed-term use of a plot of land concluded for a term under one year shall not be subject to state registration, except for the cases established by federal laws.

Article 27. Restrictions on the Negotiability of Plots of Land

1. Plots of land shall be alienated in compliance with the [civil legislation](#) and the present Code.

2. Plots of land classified as land excluded from alienability shall not be conveyed to become private property and shall not be objects of the deals specified by the civil legislation.

Plots of land classified as land limited in alienability shall not be conveyed to become private property, except for the cases established by federal laws.

3. The content of limitation of alienability of plots of land is established by the present Code and federal laws.

[Federal Law No. 86-FZ of June 30, 2003 amended Item 4 of Article 27 of this Code](#)

[See the previous text of the Item](#)

4. Plots of land occupied by the following federally-owned facilities are excluded from alienability:

1) state natural reserves and national parks (except for the cases specified in [Article 95](#) of the present Code);

2) buildings, houses and structures accommodating for permanent activity the Armed Forces of the Russian Federation, the frontier troops, other troops, military formations and bodies;

3) buildings, houses and structures accommodating military courts;

4) facilities of the federal security service organisations;

5) facilities of the federal state guard organisations;

6) atomic energy facilities, nuclear material and radioactive substance storage facilities;

7) facilities in connection with whose activities restricted-access administrative-territorial entities have been formed;

8) correctional-labour institutions and medical treatment-labour disease prevention facilities of the Ministry of Justice of the Russian Federation and the Ministry of Internal Affairs of the Russian Federation respectively;

9) military and civilian cemeteries;

10) engineering-technical structures, communication lines and transmission lines and pipelines constructed for the purpose of defence and protection of the State Border of the Russian Federation.

5. The following state-owned or municipally-owned plots of land shall be limited in their alienability:

1) within the specially preserved natural territories, if these plots of land are not indicated in [Item 4](#) of the present article;

2) within forestry stock, except for the cases established by federal laws;

3) occupied by state-owned or municipally-owned water facilities incorporated in water stock;

4) occupied by especially valuable objects of the cultural heritage of the peoples of the Russian Federation, the objects included in the List of World Heritage, history and culture reserves, objects of archaeological heritage;

5) granted for the purpose of ensuring defence and security, defence industry, customs needs and not specified in [Item 4](#) of the present article;

6) not mentioned in Item 4 of the present article within the boundaries of restricted-access administrative-territorial entities;

7) granted for the needs of transport organisations, in particular, sea, river ports, stations, airfields and airports, air and water-way navigation support structures, terminals and terminal complexes in the areas of international transport corridor formation;

8) granted for communication needs;

9) occupied by space flight infrastructure facilities;

10) located under hydraulic engineering structures;

11) granted for the purpose of poisonous substances and narcotics;

12) polluted by hazardous waste, radioactive substances, exposed to biological pollution, other lands subjected to deterioration.

6. The alienability of agricultural-purpose land shall be regulated by a federal law on the alienability of agricultural-purpose land.

7. Item 6 of the present article does not extend to plots of land granted to citizens out of agricultural-purpose land for the purpose of individual housing and garage construction, personal auxiliary and summer cottage farming, gardening, cattle-breeding and vegetable farming and also to plots of land occupied by buildings, houses, structures.

Article 28. Acquisition of Rights to State-Owned and Municipally-Owned Plots of Land

1. Plots of land out of state-owned or municipally-owned lands shall be granted to citizens and legal entities by the right of ownership or lease and also shall be granted to legal entities for permanent (in perpetuity) use in the cases specified in [Item 1 Article 20](#) of the present Code and to citizens and legal entities for gratuitous fixed-term use in the cases specified in [Item 1 Article 24](#) of the present Code.

2. Citizens and legal entities shall obtain state-owned or municipally-owned plots of land for a pay. The granting of plots of land to citizens and legal entities for ownership may be effected free of charge in the cases specified in the present Code, federal laws and the laws of Russian regions.

3. In the cases specified in [Item 5 of Article 20](#) and [Item 3 of Article 21](#) of the present Code the procedure for granting plots of land established by [Articles 30-34](#) of the present Code shall not be applicable. The decision whereby a plot of land is granted to a person to be owned by the person shall be adopted within two weeks after the date when the application is filed in writing with the executive governmental body or with the local government body as required by [Article 29](#) of the present Code.

4. It is prohibited to refuse granting state-owned or municipally-owned plots of land for construction purposes to citizens and legal entities so that they become their property, except for the following cases:

- exclusion of plots of land from alienability;
- a ban on privatisation of plots of land imposed by a [federal law](#);
- reservation of plots of land for state or municipal needs.

It is prohibited to refuse granting state-owned or municipally-owned plots of land excluded from alienability to citizens and legal entities so that they become their property if a federal law has permitted to grant them to citizens and legal entities so that they become their property.

5. Under the present article foreign citizens, persons without citizenship and foreign legal entities shall obtain title to plots of land only for a pay, with the rate thereof being set by the present Code.

Article 29. The Executive Governmental Bodies and Local Government Bodies Which Grant Plots of Land

Plots of land out of state-owned or municipally-owned lands shall be granted to citizens and legal entities under a decision of the executive governmental bodies or local government bodies having a right to grant relevant plots of land within the scope of their powers under [Articles 9, 10](#) and [11](#) of the present Code.

Article 30. Procedure for the Granting of Plots of Land for Construction Purposes out of State or Municipally-Owned Lands

1. The granting of plots of land for construction purposes out of state-owned or municipally-owned lands shall be effected with the conduct of the word of formation thereof:

- 1) without a preliminary approval of the places where facilities are going to be located;
- 2) with a preliminary approval of the places where facilities are going to be located.

2. The granting of plots of land for construction purposes by the right of ownership without a preliminary approval of the places where facilities are going to be located shall be effected

exclusively by means of a sale (tender, auction) under [Article 38](#) of the present Code.

3. The granting of plots of land for construction purposes with a preliminary approval of the places where facilities are going to be located shall be effected by the right of lease and to the persons specified in [Item 1 Article 20](#) of the present Code by the right of permanent (in perpetuity) use.

4. The granting of a plot of land for construction purposes without a preliminary approval of the place where a facility is going to be located shall be accomplished as follows:

1) the accomplishment of the works of formation of the plot of land:

preparing a draft land plot boundary layout and the establishment of its boundaries on the terrain;

indicating the purpose of authorised use of the plot of land;

setting out technical specifications for the connection of the facilities to transmission lines and pipelines;

making a decision to hold a sale (tender, auction) or a decision to grant the plots of land without holding a sale (tender, auction);

publishing an announcement of the sale (tender, auction) or of acceptance of applications for plots of land if they are going to be granted without a sale (tender, auction);

2) recording the plot of land in the state land registry in keeping with the rules set out in [Article 70](#) of the present Code;

3) holding a sale (tender, auction) for the purpose of selling the plot of land or selling the right to conclude a contract of lease in respect of the plot of land or granting the plot of land for lease without a sale (tender, auction) on the application of a citizen or [legal entity](#) interested in granting the plot of land. It shall be admissible for plots of land to be leased without a sale (tender, auction) on the condition that an announcement is preliminarily and well in advance is published on the availability of plots of land offered for this transfer in the case there is only one application;

4) the signing of minutes on the results of the sale (tender, auction) or the signing of the contract of lease of the plot of land as the result of the granting of the plot of land without a sale (tender, auction).

5. The granting of a plot of land for construction purposes with a preliminary approval of the place where a facility is going to be located shall be accomplished as follows:

1) picking up a plot of land and making a decision in the manner established by [Article 31](#) of the present Code on a preliminary approval of the place where a facility is going to be located;

2) accomplishing the work of formation of the plot of land;

3) recording the plot of land in the state land registry in keeping with the rules set out in [Article 70](#) of the present Code;

4) making a decision whereby the plot of land is granted for construction purposes in keeping with the rules set out in [Article 32](#) of the present Code.

6. If a plot of land has been formed but has not been assigned to a citizen or a legal entity its granting for construction purposes shall be accomplished in compliance with [Subitems 3 and 4 Item 4](#) of the present article.

7. A decision of the executive governmental body or local government body specified in [Article 29](#) of the present Code whereby a plot of land is granted for construction purposes or the minutes of results of a sale (tender, auction) shall serve as ground for the following:

1) the state registration of a right of permanent (in perpetuity) use in the case of granting of a plot of land for permanent (in perpetuity) use;

2) the conclusion of a sale contract and the state registration of the buyer's right of ownership of a plot of land in the case of granting of a plot of land by the right of ownership;

3) the conclusion of a contract of lease of a plot of land and the state registration of this contract in the case of lease of a plot of land.

8. A decision whereby a plot of land is granted for construction purposes or whereby it is refused or an abstract from such a decision shall be issued to the applicant within seven days after the date of the decision.

9. A decision of refusal to grant a plot of land for construction purposes shall be subject to court

appeal that can be taken by the applicant.

10. If a court recognises as invalid a refusal to grant a plot of land for construction purposes the court in its decision shall obligate the executive governmental body or local government body specified in [Article 29](#) of the present Code to grant a plot of land and indicate a term and conditions for the granting thereof.

11. A preliminary approval of the place where a facility is going to be located shall be secured in the case of a facility being located in a city/town or rural inhabited locality under city construction documentation concerning the construction and the rules of land use and development (zoning) and also in case when a plot of land is granted for agricultural production or forestry purposes or to a citizen for individual housing construction or personal auxiliary farming purposes.

12. Foreign citizens, persons without citizenship and foreign legal entities may obtain plots of land for construction purposes in the manner established by the present article in keeping with [Item 2 of Article 5](#), [Item 3 of Article 15](#), [Item 1 of Article 22](#) and [Items 4 and 5 of Article 28](#) of the present Code.

Article 31. Selection of Plots of Land for Construction Purposes

1. A citizen or legal entity interested in granting a plot of land for construction purposes shall file an application with the executive governmental body or local government body specified in [Article 29](#) of the present Code for a selection of a plot of land and a preliminary approval of the place where a facility is going to be located. The application shall contain an indication of the intended purpose of the facility, the would-be place of its location, a substantiation of a rough size of the plot of land, the kind of right requested for the plot of land. The application may be accompanied with a construction project feasibility study or the necessary calculations.

2. On the application of a citizen or a legal entity or the executive governmental body specified in Article 29 of the present code the local government body shall arrange for selection of a plot of land on the basis of state land registry documents and land management documents with due regard to the ecological, city construction and other conditions of use of the respective territory and sub-soil within the boundaries thereof by means of determining options for the location of the facility and securing approvals in the cases specified by federal laws from appropriate state bodies, local government bodies, municipal organisations.

The necessary information on authorised purpose of use of plots of land and on the provision of engineering, transport and social infrastructure facilities for these plots of land, the technical specifications for connecting the facilities to transmission lines and pipelines and also stand-by land registry maps (layouts) containing information on the location of plots of land shall be granted free of charge by appropriate state bodies, local government bodies, municipal organisations within two weeks after the receipt of a inquiry from the local government body.

3. The local government bodies of city/town or rural inhabited localities shall inform the general public about a possible or forthcoming offer of plots of land for construction.

Citizens, public organisations (associations) and territorial public self-government bodies shall be entitled to take part in the resolution of issues affecting the interests of the general public and relating to exclusion from alienability, in particular, by means of compulsory purchase of plots of land for state and municipal needs and the granting of these plots of land for construction purposes.

When plots of land are granted in the areas of traditional residence and economic activities of small-numbered indigenous peoples of the Russian Federation and ethnical communities for purposes not relating to their traditional economic activities and traditional trades meetings and referendums of citizens may be convened on the issues concerning the exclusion from alienability, in particular, by means of a compulsory purchase of plots of land for state or municipal needs and the granting of plots of land for the construction of facilities whose location affects the lawful interests of the said peoples and communities. The executive governmental bodies or local government bodies specified in [Article 29](#) of the present Code shall make decisions as to the granting of approval to the places of location of the facilities with due regard to the results of such meeting or referendums.

4. The local government body shall inform the [users of land](#), tenants and lessees who hold state-owned or municipally-owned plots of land and whose lawful interests can be affected resulting

from a possible exclusion from alienability for state and municipal needs of the plots of land they use or possess respectively in connection with the granting of these plots of land for construction purposes. If for the purpose of locating facilities compulsory purchase of plots of land owned by citizens or legal entities is to be effected the local government body shall inform the owners of such plots of land of their would-be compulsory purchase. The procedure and conditions for the provision of such information may be established by federal laws and laws of Russian regions.

5. The results of selection of a plot of land shall be made formal by drawing up a certificate of selection of plot of land for construction purposes or where necessary also for the purposes of establishing a security or sanitary-protection area for such a plot of land. Attached to the certificate shall be a draft land plot boundary layout approved by the local government body for each plot in compliance with feasible selection options.

In the case of a would-be exclusion from alienability, in particular, by means of a compulsory purchase of a plot of land for state or municipal needs the certificate of selection of plot of land shall be in particular accompanied by calculation of the losses of owners of plots of land, users of land, tenants, lessees of plots of land, agricultural production losses or forestry losses.

6. The executive governmental body or local government body specified in [Article 29](#) of the present Code shall adopt a decision of preliminary approval of the place where a facility is going to be located whereby the certificate of selection of plot of land is endorsed in line with one of the land plot selection options or a decision of refusal of location of the facility.

7. A copy of the decision of preliminary approval of the place of location of the facility accompanied with a draft land plot boundary layout or of the decision of refusal of location of the facility shall be handed over to the applicant within seven days after its endorsement.

8. A decision on a preliminary approval of the place of location of a facility shall serve as ground for a subsequent decision to grant a plot of land for construction purposes and it shall be in effect for a three-year term.

If an owner of a plot of land, user of land, tenant, lessee of plot of land carries out construction on the plot of land or other improvement thereof as having been informed about a possible exclusion from alienability, in particular, by means of compulsory purchase of the plot of land for state or municipal needs the [owner of the plot of land](#), user of land, tenant, lessee of the plot of land shall bear the risks of becoming liable for the expenses and losses relating to the construction on the plot of land or the other improvement thereof.

If upon the expiration of the effective term of the decision on a preliminary approval of the place of location of the facility no decision is made whereby a plot of land is granted the persons whose rights have been limited shall claim reimbursement from the executive governmental body or local government body specified in [Article 29](#) of the present Code which took such a decision of the losses incurred, irrespective of the prolongation of the effective term of the decision on preliminary approval of the place of location of the facility.

9. The decision of a preliminary approval of the place of location of a facility or of a refusal to allow the location of a facility shall be subject to court appeal that may be taken by persons concerned. If a decision whereby the place of location of a facility was recognised by a court as invalid the executive governmental body or local government body specified in [Article 29](#) of the present Code which made such a decision shall reimburse the citizen or legal entity for the expenses incurred by them in connection with the preparation of documents required for the making of decision as to a preliminary approval of the place of location of the facility.

10. In the Russian regions being the federal-significance Cities of Moscow and St.Petersburg the selection of plots of land for construction purposes shall be done by the executive body of a relevant Russian region, except as otherwise required by the laws of these Russian regions.

Article 32. Making Decision to Grant a Plot of Land for Construction Purposes

1. A decision whereby a preliminary approval is granted to the place of location of a facility and a draft land plot boundary layout shall serve as ground for the establishment on the applications of citizens or legal entities interested in granting a plot of land for construction purposes and on their account of the boundaries of such a plot of land on the terrain and for recording it in the state land

registry in the manner established by federal laws.

2. On the basis of an application filed by a citizen or a legal entity interested in granting a plot of land for construction purposes and a land registry map (layout) of the plot of land the executive governmental body or local government body specified in [Article 29](#) of the present Code shall within two weeks make a decision as to the granting of the plot of land for construction purposes.

3. If a requested plot of land is granted as the result of having been excluded from alienability, in particular, by means of compulsory purchase for state or municipal needs a decision shall be made in a relevant form to exclude such a plot of land from alienability simultaneously with the decision whereby the plot of land is granted.

4. Conditions for the granting of plots of land for state or municipal needs shall envisage a reimbursement of all the expenses relating to the exclusion of such plots of land from alienability incurred by [users of land](#), [tenants](#), to the rescission or termination of the contracts of lease relating thereto and also a reimbursement under the rules set out in [Article 58](#) of the present Code for agricultural production or forestry losses. The conditions may also envisage rights of other persons as a charge on the plots of land being granted or the limitations on the use of plots of land stipulated by [Article 56](#) of the present Code.

Article 33. The Rates Applicable in the Granting of Plots of Land

1. The limits (maximum and minimum) on the size of a plot of land granted to a citizen to become the citizen's property out of state-owned or municipally-owned land for the purpose of running a peasant's (farmer's) farm, for gardening, vegetable farming, cattle-breeding, summer cottage construction purposes shall be set by laws of Russia regions and for the purpose of running a personal auxiliary farm and for individual housing construction purposes by regulatory legal acts of local government bodies.

2. The maximum limits on the size of a plot of land granted free of charge to a citizen to become his property for the purposes envisaged by the rules set out in Item 1 of the present article shall be set by:

federal laws: out of federally-owned land;

laws of Russian regions: out of the land owned by Russian regions;

regulatory legal acts of local government bodies: out of the land owned by municipal entities.

3. For purposes not mentioned in [Item 1](#) of the present article the maximum limits on the size of a plot of land shall be set in keeping with the land allocation rates approved in the established manner for specific types of activity or under the land use and development rules, land management, city construction and design documentation.

On the Procedure for Establishing the Norm for a Free Transfer of Land Plots to the Ownership of Citizens see [Decree](#) of the President of the Russian Federation No. 213 of March 2, 1992

Article 34. Procedure for Granting State-Owned or Municipally-Owned Plots of Land to Citizens for Purposes Not Relating to Construction

1. Governmental bodies and local government bodies shall make sure the plots of land they own or/and control are managed and disposed of on the principles of effectiveness, justice, public awareness, openness and transparency of the procedures whereby such plots of land are granted. For this purpose the said bodies shall:

adopt an act establishing procedures and criteria for the granting of such plots of land, in particular a procedure for consideration of application and decision-making. Consideration shall be given to all applications received by the date set by the said procedures. No preferences and special treatment shall be offered to specific categories of citizens, except as otherwise established by law;

authorise a special body to manage and dispose of plots of land and other immovable property;

make sure information is prepared on plots of land which are granted to citizens and legal entities on the basis of a specific right and on announced terms and conditions (for a pay or free of charge) and is published in advance.

2. Citizens interested in granting or transferring plots of land into ownership or lease out of

state-owned or municipal property for purposes not relating to construction shall file an application with the executive governmental body or local government body specified in [Article 29](#) of the present Code.

3. The application indicated in Item 2 of the present article shall define a purpose of the use of the plot of land, its would-be size and location and the type of right to land requested.

4. On the basis of the application specified in [Item 2](#) of the present article or an application of the executive governmental body specified in Article 29 of the present Code the local government body or an appropriate land management organisation acting on the instructions thereof shall within one month make sure a draft land plot boundary layout is drawn up and endorse it.

5. The executive governmental body or local government bodies specified in [Article 29](#) of the present Code shall within two weeks take a decision to grant the plot of land asked for into ownership for a pay or free of charge or a decision to grant the plot of land into lease, with a draft land plot boundary layout being attached thereto.

6. A contract of sale or lease of the plot of land shall be concluded within one week after the applicant's having filed a land registry map (layout) for the plot of land with the executive governmental body or local government body specified in [Article 29](#) of the present Code.

Article 35. Transfer of a Right to a Plot of Land in the Case of Transfer of the Right of Ownership of a Building, House, Structure

1. In the case of transfer of the right of ownership of a building, house, structure located on another person's plot of land to another person he shall acquire a right of using the relevant part of the plot of land occupied by the building, house, structure which is necessary for the purpose of using them, on the same terms and within the same scope as the former owner thereof.

In the case of transfer of the right of ownership of a building, house, structure to several owners the procedure for the use of the plot of land shall be determined with the account taken of the shares in the right of ownership to the building, house, structure or the prevailing procedure for the use of the plot of land.

2. The area of the portion of the plot of land occupied by the building, house, structure which is necessary for the use thereof shall be calculated in compliance with [Item 3 Article 33](#) of the present Code.

3. The owner of a building, house, structure located on another person's plot of land shall enjoy a preferential right of buying or leasing the plot of land which is exercised in the manner established by the [civil legislation](#) for the case of sale of a share in a right of common ownership to an outsider. If the plot of land is owned by the state or municipal entity the rules set out in [Item 1 Article 36](#) of the present Code shall apply.

4. Taking of a building, house, structure located on a plot of land which are owned by one person shall be effected together with the plot of land, except for the following cases:

1) taking of a part of a building, house, structure which cannot be physically separated together with a part of the plot of land;

2) taking of a building, house, structure located on a plot of land excluded from alienability under [Article 27](#) of the present Code.

Taking of a building, house, structure located on a plot of land of limited alienability which are owned by one person shall be effected together with the plot of land if a federal law permits to grant such a plot of land into the ownership of citizens and legal entities.

It is prohibited to alienate a plot of land without the building, house, structure located thereon if they are owned by one person.

Taking of a share in the right of ownership of a building, house, structure located on a plot of land owned by several persons shall cause taking of a share in the right of ownership of the plot of land pro rata to the share in the right of ownership of the building, house, structure.

5. Foreign citizens, persons without citizenship and foreign legal entities being owners of buildings, houses, structures located on another person's plot of land shall enjoy a preferential right of buying or leasing the plot of land in the manner established by the present article and in compliance with [Item 2 Article 5](#), [Item 3 Article 15](#), [Item 1 Article 22](#) and [Items 4](#) and [5 Article 28](#) of the present

Code. The President of the Russian Federation may establish a list of types of building, house, structure not covered by this rule.

Article 36. Acquisition of Rights to State-Owned or Municipally-Owned Plots of Land Where Buildings, Houses, Structures Are Located

The value of such plots of land shall be determined in the manner established by [Federal Law No. 137-FZ of October 25, 2001](#)

1. Citizens and legal entities having a right of ownership, economic management or operational administration of buildings, houses, structures located on state-owned or municipally-owned plots of land shall acquire rights to these plots of land under the present Code.

An exclusive right to privatise plots of land or acquire a right of lease of the plots of land shall be enjoyed by citizens and legal entities being the owners of the buildings, houses, structures in the manner and on the conditions established by the present Code, federal laws.

2. In an existing construction pattern plots of land on which structures incorporated in a condominium, residential buildings and other houses are located shall be granted as a common property into share ownership of the landlords in the manner and on the conditions established by the [Federal Law](#) on Partnerships of Owners of Residential Housing.

3. If a building (accommodations therein) located on an indivisible plot of land is owned by several persons these persons are entitled to acquire share ownership of this plot of land or lease with several persons as lessee of this plot of land, except as otherwise required by the present Code, federal laws.

If accommodations in a building located on an indivisible plot of land are owned by certain persons, are under the economic management of other persons or under the economic management of all of them such persons are entitled to acquire this plot of land on lease terms with several persons as lessee, except as otherwise required by the present Code, federal laws. In this case a contract of lease of the plot of land shall be concluded on the condition that the parties agree to accession to this contract of other holders of a right to accommodations in this building.

Federal budget-supported enterprises and state or municipal institutions being holders of rights to accommodations in the building shall enjoy the right of a limited use of the plot of land for the purpose of exercising their rights to the accommodations they have.

4. If accommodations in a building located on an indivisible plot of land are granted to several federal budget-supported enterprises and state or municipal institutions this plot of land shall be granted to one of these persons under a decision of the [owner of the plot of land](#) for permanent (in perpetuity) use and the rest of these persons shall enjoy a right of limited use of the plot of land for the purpose of exercising their rights to the accommodations granted to them.

5. For the purpose of acquiring a right to the plot of land the citizens or legal entities specified in the present article shall jointly file an application for acquisition of rights to the plot of land with the executive governmental body or local government body specified in [Article 29](#) of the present Code, with a land registry map (layout) of the plot of land being attached to the application.

6. The executive governmental body or local government body specified in Article 29 of the present Code shall within two weeks after the receipt of the application mentioned in Item 5 of the present article make a decision as to a gratuitous granting of the plot of land for ownership in keeping with [Item 2 Article 28](#) of the present Code and in the cases specified in [Item 1 Article 20](#) of the present Code by the right of permanent (in perpetuity) use or shall prepare a draft contract of [sale](#) or a draft contract of lease of the plot of land and forward it to the applicant together with a proposal for entering into a relevant contract.

7. If there is no land registry map (layout) of the plot of land the local government body acting on the application of the citizen or the request of the legal entity or on the application of the executive governmental body specified in Article 29 of the present Code and on the basis of a stand-by land registry map (layout) containing data on the location of the plot of land and city construction documents shall within one month after the receipt of the said application or request shall arrange for

the drawing of a land registry map (layout) of the plot of land and shall endorse land plot boundary draft.

The boundaries and size of the plot of land shall be determined with the account taken of the actually used area of the plot of land in compliance with the granting of the land and [city construction legislation](#). The boundaries of the plot of land shall be established with the account taken of red lines, the boundaries of adjacent plots of land (if any), the natural boundaries of the plot of land.

8. The executive governmental body or local government body specified in [Article 29](#) of the present Code shall within two weeks after the filing of the draft land plot boundary layout make a decision as to the granting of the plot of land to the persons specified in [Item 5](#) of the present article and forward to them a copy of the decision together with the draft land plot boundary layout.

On the basis of the draft land plot boundary layout the boundary of the plot of land shall be established on the terrain on the account of the said persons and arrangement shall be done for drawing up a land registry map (layout) of the plot of land.

9. Foreign citizens, persons without citizenship and foreign legal entities being the owners of buildings, houses, structures shall be entitled to acquire title to plots of land in the manner established by the present item and in compliance with [Item 2 of Article 5](#), [Item 3 of Article 15](#) and [Items 4 and 5 of Article 28](#) of the present Code.

See the [Procedure for Purchase and Sale of Land Plots by Citizens of the Russian Federation endorsed by the Decision of the Council of Ministers of the Russian Federation No. 503 of May 30, 1993](#)

Article 37. Peculiarities of the Purchase and Sale of a Plot of Land

1. Only plots of land recorded in the state land registry shall be the object of a purchase/sale. At the conclusion of a sale contract the seller shall provide the buyer with the information he has as concerning the encumbrances of the plot of land and limitations on the use of the plot of land.

2. The following terms and conditions of a purchase/sale of a plot of land shall be invalid:
establishing the seller's right to buy back the plot of land at the seller's own discretion;
imposing a limitation on the further disposition of the plot of land, in particular, on the mortgaging, leasing of the plot of land, on the accomplishment of other deals in land;
imposing a limitation on the seller's liability in the case of claims of third persons in respect of plots of land.

The said provisions shall also be applicable to a contract of barter.

3. If the seller furnishes deliberately false information to the buyer on the encumbrances of a plot of land and limitations on the use thereof in compliance with authorised use; on a building permit relating to construction on the plot of land; on the use of neighbouring plots of land significantly affecting the use and value of the plot in land offered for sale; on the qualitative properties of earth that can affect the use and value of the plot of land offered for sale which are planned by the buyer; other information capable of affecting the buyer's decision as to the purchase of the plot of land and information that must be provided under federal laws the buyer shall be entitled to claim a cut in the purchase price or rescission of the contract of sale of the plot of land and damages for the losses he incurred.

4. The provisions of Item 3 of the present article shall also be applicable in the case of barter of a plot of land or lease of a plot of land.

Article 38. Acquisition of a Plot of Land out of State-Owned or Municipal Land or of a Right to Enter Into a Contract of Lease of Such a Plot of Land at Sale (Tender, Auction)

1. The object of a sale (tender, auction) may be a plot of land formed up in compliance with [Subitem 1 Item 4 Article 30](#) of the present Code with set boundaries or a right to enter into a contract of lease of such a plot of land.

2. The seller of the plot of land or the right to enter into a contract of lease of such a plot of land shall be the executive governmental body or local government body specified in [Article 29](#) of the

present Code.

The sale (tender, auction) shall be organised by the owner or a specialised organisation acting under a contract with the owner.

3. The owner of the plot of land shall decide the form of the sale (tender, auction), the initial selling price of the object of the sale (tender, auction) and the amount of earnest money.

4. The [procedure](#) for organising and conducting a sale (tender, auction) for the purpose of selling plots of land or rights to enter into contracts of lease of such plots of land shall be determined by the Government of the Russian Federation in compliance with the [Civil Code](#) of the Russian Federation and the present Code.

Article 39. Retaining a Right to a Plot of Land Enjoyed by Persons Not Being Owners of the Plot of Land in Case of Destruction of a Building, House, Structure

1. In the case of destruction of a building, house, structure caused by fire, natural disaster or dilapidation the rights to the plot of land granted for servicing them shall be retained by the persons who possess the plot of land by the right of permanent (in perpetuity) use or life-time inheritable possession on the condition that building, house, structure restoration shall be commenced within three years. The executive governmental body or local government body specified in [Article 29](#) of the present Code have the right to extend this term.

2. The conditions for retaining the rights specified in Item 1 of the present articles by a lessee and sublessee shall be determined by the contract of lease (sublease) of a plot of land.

Chapter VI. The Rights and Duties of Owners of Plots of Land, Users of Land, Tenants and Lessees of Plots of Land in the Use of Plots of Land

Article 40. The Rights of Owners of Plots of Land to Use the Plots of Land

1. The [owner of a plot of land](#) shall be entitled to:

1) use in the established manner for his own needs the generally-spread mineral resources available on the plot of land, sweet underground water and also isolated bodies of water in compliance with the legislation of the Russian Federation;

2) erect residential, production, cultural/everyday service and other buildings, houses, structures in keeping with the designated purpose of the plot of land and its authorised use, given the observance of the provisions of city construction regulations, building, ecological, sanitary and hygienic, fire and other rules and regulations;

3) accomplish in keeping with the authorised use irrigation, drainage, culture-technical and other amelioration works, build ponds and other isolated bodies of water in compliance with the ecological, construction, sanitary-hygienic and other special standards established by law;

4) exercise other rights of using the plot of land stipulated by law.

2. The owner of a plot of land shall have the right of ownership to:

1) the plantings, produced agricultural products and earnings from the sale thereof, except the cases when the owner leases the plot of land, transfers it for permanent (in perpetuity) use or life-time inheritable possession or gratuitous fixed-term use;

2) the perennial plants growing on the plot of land, except the cases specified in the [Forestry Code](#) of the Russian Federation.

Article 41. The Rights Whereby Plots of Land Can Be Used by Users of Land, Tenants and Lessees of Plots of Land

1. Persons not being owners of plots of land, except [holders of easements](#), shall exercise the rights of owners of plots of land established by [Article 40](#) of the present Code, except for the rights established by [Subitem 2 Item 2](#) of the said article.

2. Under [Item 1 Article 23](#) of the present Code the rights of persons using a plot of land under a private easement shall be determined by a contract, the rights of persons using a plot of land under a public easement shall be determined by the law or another regulatory legal act whereby the public easement has been instituted.

Article 42. The Duties of Owners of Plots of Land and Persons Not Being Owners of Plots of Land Relating to the Use of the Plots of Land Owners of plots of land and persons not being owners of plots of land shall:
use the plots of land in compliance with their designated purpose and classification under a specific category of land and authorised use in a way that does not inflict harm to the environment, in particular, to land as a natural facility;
preserve the land boundary, survey and other special-purpose signs installed on the plots of land as required by the legislation;
take land preservation measures, observe the procedure for use of forests, bodies of water and other natural facilities;
commence the use of the plots of land in due time in case when a term is set for land reclamation in the contract;
make payment for the land when due;
while using the plots of land, observe the provisions of city construction regulations, building, ecological, sanitary-hygienic, fire and other rules and regulations;
to abstain from polluting, dumping, degrading and deteriorating land fertility on the lands of relevant categories;
comply with the other provisions of the present Code, federal laws.

Article 43. Exercising the Rights to a Plot of Land

1. Citizens and legal entities shall exercise their rights to plots of land at their own discretion, except as otherwise required by the present Code, federal laws.
2. Citizens' and legal entities' waiver of their rights to plots of land shall not entail a termination of their duties established by Article 42 of the present Code.

Chapter VII. Termination and Limitation of Rights to Land

Article 44. Grounds for Terminating the Right of Ownership of a Plot of Land

The right of ownership of a plot of land shall be terminated when the owner disposes of the plot of land for the benefit of other persons, the owner waives his right of ownership of the plot of land, when the plot of land is compulsorily taken from the owner in the manner established by the civil legislation.

Article 45. Grounds for Terminating the Right of Permanent (in Perpetuity)

Use of a Plot of Land, the Right of Life-Time Inheritable Possession of a Plot of Land

1. The right of permanent (in perpetuity) use of a plot of land, the right of life-time inheritable possession of a plot of land shall be terminated when the user of land, tenant waive their right to the plot of land on the conditions and in the manner stipulated in Article 53 of the present Code.
2. The right of permanent (in perpetuity) use of a plot of land, the right of life-time inheritable possession of a plot of land shall be compulsorily terminated where:
 - 1) the plot of land is used out of compliance with its designated purpose and classification under a specific category of land established by Article 7 and 8 of the present Code;
 - 2) the plot of land is used in a way that causes a significant reduction of agricultural land fertility or a significant deterioration of the environment;
 - 3) the following land legal offences that have been deliberately committed fail to be eliminated:
a poisoning, polluting, damaging or destroying the fertile layer of earth that result form a violation of the rules of handling fertilisers, plant growth agents, pesticides and other hazardous chemical or biological compounds in their storage, use or transportation and that have caused a harm to human health or the environment;
violating of the land use regime established by applicable provisions of Articles 95-100 of the present Code in respect of the land of specially preserved natural territories, nature conservation and recreational-purpose land, history and culture-purpose land, especially valuable land, other land with special use terms and also lands exposed to radioactive contamination;

systematically failing to implement compulsory measures for land improvement, soil protection against wind and water erosion and prevention of other processes causing land deterioration;
systematically failing to pay the land tax;

4) a failure to use a plot of land intended for agricultural production or housing or another construction in the cases stipulated by the civil legislation for these purposes within three years, unless longer term is set by a federal law, except for the period of time when the plot of land could not be used as earmarked due to natural calamity or other circumstances precluding such a use thereof;

5) the taking of a plot of land for state or municipal needs in compliance with the rules set out in [Article 55](#) of the present Code;

6) requisition of a plot of land in compliance with the rules set out in [Article 51](#) of the present Code.

3. The decision of termination of rights to plots of land in the cases specified in [Item 2](#) of the present article shall be adopted by the court in compliance with [Article 54](#) of the present Code.

Article 46. Grounds for Terminating Lease of a Plot of Land

1. The lease of a plot of land shall be terminated on the grounds and in the manner laid down in the [civil legislation](#).

2. Apart from the cases mentioned in Item 1 of the present article the lease of a plot of land may be terminated on lessor's initiative in the case of:

1) the use of the plot of land out of compliance with its designated purpose and classification under a specific category of land specified in [Article 8](#) of the present Code;

2) the use of the plot of land causing a significant deterioration of agricultural land fertility or the environment;

3) a failure to eliminate a deliberate land offence that manifested itself as poisoning, polluting, damaging or destroying the fertile soil layer as the result of violation of the rules of handling fertilisers, plant growth agents, pesticides and other hazardous chemical or biological compounds in their storage, use and transportation that have caused harm to human health or the environment;

4) a failure to use the plot of land intended for agricultural production or housing or other construction within three years, unless a longer term is set by a federal law or the contract of lease of the plot of land, with the exception of the period of time required for land plot reclamation and also the period of time in which the plot of land could not be used as earmarked due to a natural disaster or other circumstances precluding such a use;

5) the plot of land being taken for state or municipal needs in compliance with the rules established by [Article 55](#) of the present Code;

6) requisition of the plot of land in compliance with the rules established by [Article 51](#) of the present Code.

3. Termination of lease of a plot of land on the grounds specified in [Subitem 2 Item 2](#) of the present article is prohibited:

1) during the term of field agricultural works;

2) in the other cases established by federal laws.

Article 47. Grounds for Terminating the Right of Gratuitous Fixed-Term Use of a Plot of Land

1. The right of gratuitous fixed-term use of a plot of land shall be terminated by decision of the person who has granted the plot of land or by agreement of the parties:

1) upon the expiration of the term for which the plot of land was granted;

2) on the grounds specified in [Items 1](#) and [2 Article 45](#) of the present Code.

2. The right to a service land allocation shall be terminated by the virtue of termination of the employee's labour relations in relation to which the land allocation has been granted, except for the cases specified in Items 3 and 4 of the present article.

3. The right to a service land allocation shall be retained by an employee who has terminated labour relations at his old-age or disability retirement.

4. The right to a service land allocation shall be retained by a member of the family:

1) of an employee drafted to undergo fixed-term military or alternative service, for the whole term of service;

2) of an employee enrolled to undergo training/education, for the whole term of studies in the educational institution;

3) an employee killed in connection with his execution of service duties.

The right to a service land allocation shall be retained by a disabled spouse and old-age parents of the employee for life-time, and by the employee's children until they become adult.

5. Termination of the right to a service land allocation shall be made formal by a decision of the organisation that has granted this service plot of land for use.

6. An employee who has terminated labour relations with the organisation that has granted a service plot thereto for use shall be entitled to use this service plot of land after the termination of labour relations during a term required for completing agricultural works.

Article 48. Grounds for Terminating an Easement

1. A private easement may be terminated on the grounds set out in the [civil legislation](#).

2. A public easement may be terminated by the adoption of an act of termination of the easement in case when the needs for which it has been instituted no longer exist.

Article 49. Taking, in Particular, By Means of Compulsory Purchase Plots of Land for State or Municipal Needs

1. Taking, in particular by means of compulsory purchase for state or municipal needs shall be effected in exceptional cases relating to:

1) performance under the international obligations of the Russian Federation;

2) deployment of facilities having state or municipal significance if there are no other options for the location of such facilities;

3) other circumstances in the cases established by federal laws and in as much as it concerns the taking, in particular, by means of compulsory purchase of plots of land owned by Russian regions or municipal entities in the cases established by laws of Russian regions.

2. Limitations on the taking, in particular, by means of compulsory purchase of plots of land for state or municipal needs out of the land of specific categories are established by [Articles 79, 83, 94](#) and [101](#) of the present Code.

3. The conditions and the procedure for the taking, in particular, by means of compulsory purchase of plots of land for state or municipal needs are established by [Article 55](#) of the present Code.

Article 50. Confiscation of a Plot of Land

A plot of land may be taken from its owner without compensation by decision of a court in the form of penalty for committing a crime (confiscation).

In keeping with the [Civil Code](#) of the Russian Federation the turning of the penalty onto the land plot by the obligations of its owner shall be admitted only on the grounds of the court decision

Article 51. Requisition of a Plot of Land

1. In cases of natural disasters, accidents, epidemics, epizootic, or other circumstances which bear an extraordinary character, a plot of land may be taken temporarily from its owner by authorised executive governmental bodies for the purpose of protecting vital interests of citizens, the society and the state from threats emerging in connection with these extraordinary circumstances, with the owner of the plot of land being compensated for losses incurred (requisition) and a document on requisition being issued to the owner.

2. Requisition shall not include the taking of plots of land, in particular, by means of compulsory purchase for state or municipal needs on the conditions and in the manner established by [Article 55](#) of the present Code.

3. If a requisitioned plot of land cannot be returned compensation shall be paid to the owner thereof for the market value of the plot of land set in compliance with [Article 66](#) of the present Code or

a plot of land of equal value shall be granted to the owner if he so wishes.

4. An owner of a plot of land whose plot of land has been requisitioned shall be entitled when the circumstances due to which the requisition occurred to claim in court return of the requisitioned plot of land.

5. Upon the onset of the circumstances specified in [Item 1](#) of the present article, given the lack of need for requisition of a plot of land, it can be temporarily, for the effective term of such circumstances, occupied to be used for the purposes specified in [Item 1](#) of the present article, with compensation paid to the owner of the plot of land for losses incurred in connection with the temporary limitation of his rights.

6. The valuation used to compensate the value of a requisitioned plot of land to the owner thereof, losses incurred in connection with the requisition thereof or temporary limitation of the owner's rights shall be subject to dispute in a court initiated by the owner of the plot of land.

Article 52. Conditions and Procedure for Disposal of a Plot of Land

A plot of land may be disposed of by its owner for the benefit of other persons in the manner established by the [civil legislation](#), with due regard to the limitations on the alienability of plots of land envisaged by [Article 27](#) of the present Code.

Article 53. Conditions and Procedure for Person's Waiver of His Right to a Plot of Land

1. A person's waiver of his right to a plot of land (the filing of a waiver application) shall not entail termination of the relevant right.

2. In the case of a waiver of the right of ownership of a plot of land the plot of land shall acquire the legal status of an ownerless immovable thing in respect of which procedure for termination of a right to such a thing is established by the civil legislation.

3. If a person waives his right of life-time inheritable possession of a plot of land, a right of permanent (in perpetuity) use of a plot of land the disposition of such a plot of land shall be effected by the executive governmental body or local government body specified in [Article 29](#) of the present Code.

Article 54. Conditions and Procedure for Compulsory Termination of Rights to a Plot of Land of Persons Who Are Not Its Owners Due to Improper Use of the Plot of Land

1. Compulsory termination of the right of life-time inheritable possession of a plot of land, the right of permanent (in perpetuity) use of a plot of land, the right of gratuitous fixed-time use of a plot of land in the case of its improper use shall be effected on the grounds specified in [Item 2 Article 45](#) of the present Code.

2. Compulsory termination of the right of life-time inheritable possession of a plot of land, the right of permanent (in perpetuity) use of a plot of land, the right of gratuitous fixed-term use of a plot of land shall be effected if there is a failure to eliminate the facts of improper use of the plot of land after the imposition of an administrative sanction in the form of a fine.

3. Simultaneously with the imposition of an administrative sanction the authorised executive governmental body in charge of state land control shall issue a warning to the person at fault for the breach of the land legislation concerning the land offences committed and then notify the body specified in [Article 29](#) of the present Code which has granted the plot of land.

The said warning shall comprise the following:

- 1) an indication of the land offence committed;
- 2) a term set for the elimination of the land offence;
- 3) an indication to a possible compulsory termination of the right to the plot of land if the land offence fails to be eliminated;
- 4) an explanation of the rights of the person at fault for the breach of the land legislation in the case of opening a proceeding for compulsory termination of the rights to the plot of land;
- 5) other necessary terms and conditions.

The form of warning shall be established by the Government of the Russian Federation.

4. If the land offences specified in the warning fail to be eliminated within the set term the executive governmental body that issued the warning shall forward materials on termination of the right to the plot of land due to its improper use to the executive governmental body or local government body specified in [Article 29](#) of the present Code.

5. The executive governmental body or local government body specified in Article 29 of the present Code shall file a petition with the court for termination of the right to the plot of land. Upon the expiration of ten days after the court's decision whereby the right to the plot of land is terminated the executive governmental body or local government body specified in Article 29 of the present Code shall file a state registration application for termination of the right to the plot of land together with the act with the body responsible for state registration of rights to immovable property and deals in it.

6. Termination of a right to a plot of land shall not relieve the persons at fault for breach of the land legislation from their duty to compensate the damage inflicted as required by [Article 76](#) of the present Code.

7. A decision to take a plot of land due to improper use thereof shall be subject to court appeal.

On the Withdrawal of the Land Plot, Which Is Not Used in Conformity with Its Purpose see the [Civil Code of the Russian Federation](#)

Article 55. Conditions and Procedure for Taking Plots of Land for State or Municipal Needs

1. Taking, in particular, by means of compulsory purchase of plots of land for state or municipal needs shall be effected on the grounds established by [Article 49](#) of the present Code.

2. Compulsory taking of a plot of land for state or municipal needs may be accomplished only on the condition of a preliminary and equivalent compensation of the value of the plot of land under a court decision.

3. The procedure for compulsory purchase of a plot of land for state or municipal needs from its owner, procedure for setting the compulsory purchase price of a plot of land compulsorily purchased for state or municipal needs, procedure for termination of the right of ownership and use of a plot of land in the case of its being taken for state or municipal needs, the rights of the owner of a plot of land subject to compulsory purchase for state or municipal needs shall be established by the [civil legislation](#).

Article 56. Limitations on Rights to Land

1. Rights to land may be limited on the grounds established by the present Code, federal laws.

2. The following limitations on rights to land may be established:

1) special conditions for the use of plots of land and regime of economic activity in preservation, sanitary safety areas;

2) special conditions of environmental protection, in particular, animals and plants, monuments of history and culture, archaeological objects, preservation of fertile soil layer, natural habitat and migration routes of wild animals;

3) conditions of the commencement and completion of construction or land plot reclamation within a set term in compliance with a project design approved in the established manner, the construction, repair or maintenance of a motor vehicle road (a section thereof) in the case of granting of rights to a state-owned or municipally-owned plot of land;

4) other limitations on the use of plots of land in the cases established by the present Code, federal laws.

3. Limitations on rights to land shall be established by acts of executive governmental bodies, acts of local government bodies or court decisions.

4. Limitations on rights to land shall be established for an infinite term or a fixed term.

5. Limitations on rights to land shall be retained when the right of ownership of a plot of land is transferred to another person.

6. A limitation of right to land shall be subject to state registration in the manner established by

the [Federal Law](#) on the State Registration of Rights to Immovable Property and Deals in It.

7. A limitation of rights to land shall be subject to appeal that may be taken to the court by the person whose rights have been limited.

Chapter VIII. Compensation of Losses and Damages to Agricultural Production and Forestry in the Case of Taking Plots of Land for State or Municipal Needs

Article 57. Compensation of Damages in the Case of Taking Plots of Land for State or Municipal Needs, Deterioration of Land Quality, Temporary Taking of Plots of Land, Limitation of Rights of the [Owners of Plots of Land](#), [Users of Land](#), [Tenants](#) and [Lessees](#) of Plots of Land

1. Losses inflicted in the following way shall be subject to full compensation, in particular, lost benefit:

- 1) by taking of plots of land for state or municipal needs;
- 2) by deterioration of land quality as a result of activities of other persons;
- 3) by a temporary occupation of plots of land;
- 4) by limitation of rights of the owners of plots of land, users of land, tenants and lessees of plots of land.

2. Damages shall be compensated:

- 1) for the benefit of users of land, tenants and lessees of plots of land in the cases specified in Item 1 of the present article;
- 2) for the benefit of the owners of plots of land in the cases specified in Subitems 2, 3 and 4 Item 1 of the present article.

3. Compensation of damages shall be effected on the account of relevant budgets or by persons for whose benefit plots of land are taken or rights to plots of land are limited and also by persons whose activities caused a need for the establishment of preservation, sanitary-safety areas and it shall entail imposition of a limitation on rights of the owners of the plots of land, users of land, tenants and lessees of plots of land or deterioration of land quality.

4. When the amount of compensation is being calculated the damages sustained by the owners of plots of land, users of land, tenants and lessees of plots of land shall be determined with the account taken of the value of their property as of the date preceding the making of the decision on taking the plots of land, on temporary occupation of the plots of land or on the imposition of a limitation on rights of the owners of the plots of land, users of land, tenants and lessees of the plots of land.

5. Procedure for compensating damages to the owners of plots of land, users of land, tenants and lessees of plots of land inflicted by the taking or temporary occupation of plots of land, imposition of limits on rights of the owners of plots of land, users of land, tenants and lessees of plots of land or deterioration of land quality resulting from other persons' activities shall be established by the Government of the Russian Federation.

See the [Rules of Compensating the Owners of Land Plots, Land Users, the Possessors and Lessees of Land Plots for the Losses Caused by the Seizure or Temporary Occupation of Land Plots, Limitation of Rights of the Owners of Land Plots, Land Users, the Possessors and Lessees of Land Plots or for the Land Quality Deterioration Resulting from the Activities of Other Persons, endorsed by \[Decision\]\(#\) of the Government of the Russian Federation No. 262 of May 7, 2003](#)

Article 58. Compensation of Agricultural Production and Forestry Losses

1. Agricultural production losses shall be subject to compensation within three months after the date of the decision to:

- 1) take state-owned or municipally-owned agricultural land areas, deer pasture areas to be used for purposes not relating to agricultural activities;
- 2) change the designated purpose of agricultural land areas, deer pasture areas owned by citizens or legal entities.

2. Agricultural production losses shall be compensated:

1) by persons to which the agricultural land areas, deer pasture areas are granted for use for purposes not relating to agricultural activities;

2) persons for which preservation, sanitary-safety areas are established.

3. Agricultural production losses shall be compensated in case when plots of land are granted for permanent (in perpetuity) use or for ownership free of charge. In the case of sale of plots of land or lease thereof agricultural production losses shall be included in the value of plots of land or taken into account in the setting of rent.

4. When agricultural production losses are being calculated one shall use the land reclamation rates relating to the new land that replaces the agricultural land areas taken and also other methods established by the Government of the Russian Federation depending on the quality of agricultural land areas.

5. Proceeds from compensation of agricultural production losses shall be entered in a relevant local budget and they may be appropriated to finance land preservation measures, in particular, those aimed at enhancing soil fertility and if there is a positive statement of the state ecological expert examination of a new land reclamation project, at reclaiming the land in compliance with the [budget legislation](#).

6. In the case of [changing the classification](#) of land from "forest land" to "non-forest land" to use the land for purposes not relating to forestry, use of forest stock and/or in the case of taking forest lands forestry losses shall be compensated.

Forestry loss compensation shall be effected by persons to which forest land is granted to be used for purposes not relating to forestry, use of forest stock and/or in the case of taking forest lands from them.

The procedure for forestry loss compensation shall be endorsed by the Government of the Russian Federation.

Chapter IX. Protection of Rights to Land and Consideration of Land Disputes

Article 59. Recognition of a Right to a Plot of Land

1. A right to a plot of land shall be recognised by the court.

2. A court decision establishing a right to land shall serve as a legal ground in the presence of which the bodies responsible for state registration of rights to immovable property and deals in it are obligated to accomplish state registration of the right to land or deal in land in the manner established by the [Federal Law](#) on the State Registration of Rights to Immovable Property and Deals in It.

Article 60. Restoring the Status Quo Preceding a Violation of a Right to a Plot of Land and Stopping Actions That Violate a Right to a Plot of Land or Endangering Such a Right

1. A violated right to a plot of land shall be subject to restoration in cases when:

1) a court recognises as invalid the act of a state governmental body or the act of a local government body that has entailed the violation of the right to the plot of land;

2) the plot of land has been squatted;

3) in the other cases specified by federal laws.

2. Actions violating citizens' and legal entities' rights to land or endangering such rights may be stopped by means of:

1) recognition as invalid by a court in keeping with [Article 61](#) of the present Code of acts of executive governmental bodies or acts of local government bodies which do not comply with the legislation;

2) suspension of performance under acts of executive governmental bodies or acts of local government bodies which do not comply with the legislation;

3) suspension of industrial, civil housing and other construction, mineral resource and peat mining, the operation of facilities, agrochemical, forest amelioration, geological prospecting,

exploration, survey and other works in the manner established by the Government of the Russian Federation;

4) restoration of the status quo that existed prior to the violation of the right and the stopping of the actions whereby the right is violated or endangered.

Article 61. Recognition as Invalid of an Act of an Executive Governmental Body or an Act of a Local Government Body

1. A non-regulatory act of an executive governmental body or a non-regulatory act of a local government body and in the cases specified by law also a regulatory act which does not comply with a law or another regulatory legal act and which violate citizen's or legal entity's rights and interests protected under law in the field of land use and preservation may be recognised by a court as invalid.

2. Damages caused to a citizen or a legal entity as a result of an act of an executive governmental body that does not comply with a law and violates the citizen's or legal entity's rights to land and interest protected under law shall be subject to compensation by the executive governmental body that has issued such an act.

Article 62. Compensation of Damages

1. Damages caused by a violation of rights of the [owners of plots of land](#), [users of land](#), [tenants](#) and [lessees](#) of plots of land shall be compensated in full, in particular, including lost profit in the manner specified in the [civil legislation](#).

2. Under a court decision a person at fault for violation of rights of the owners of plots of land, users of land, tenants and lessees of plots of land may be forced to perform his duty in kind (to restore soil fertility, restore plots of land in their former boundaries, erect buildings, houses, structures that have been demolished or to demolish unlawfully erected buildings, houses, structures, to restore land boundary and information signs, to eliminate other land offences and perform under obligations that have emerged).

Article 63. Guarantees of Right to Land in the Case of Taking Plots of Land for State or Municipal Needs

1. The taking of plots of land, in particular, by means of compulsory purchase for state or municipal needs shall be effected after:

- 1) the granting of equivalent plots of land, if the persons from which the plots of land are being taken, in particular, by means of compulsory purchase wish so;
- 2) compensation of the value of residential, production and other buildings, houses, structures located on the plots of land being taken;
- 3) compensation under [Article 62](#) of the present Code in full of the damages, in particular, lost profit.

2. The owners of plots of land, users of land, tenants, [lessees](#) of plots of land shall not later than one year before the forthcoming taking, in particular, by means of compulsory purchase of plots of land and shall be notified about it by the executive governmental body or local government body which has made the decision on the taking, in particular, by means of compulsory purchase of the plots of land.

The taking, in particular, by means of compulsory purchase of plots of land prior to the expiration of one year after the receipt of the notice is permitted only on the consent of the owners of the plots of land, users of land, tenants, lessees of the plots of land.

3. Expenses incurred by the owners of plots of land, users of land, tenants, lessees of plots of land towards construction on the plots of land of major buildings and implementation of other measures whereby the value of the land is significantly increased shall not be subject to compensation after the notice of the forthcoming taking, in particular, by means of compulsory purchase.

4. Compensation shall be paid to the [owner](#) of a plot of land in the case of its being taken for state or municipal needs, together with the guarantees stipulated by [Items 1](#) and [2](#) of the present Article, for the market value of the plot of land, unless an equivalent plot of land is granted to the

owner for ownership.

Article 64. Consideration of Land Disputes

1. Land disputes shall be considered by the court.
2. Before the case is taken by a court the land dispute may be referred by the parties to an umpire for settlement.

Chapter X. Payment for Land and Valuation of Land

Article 65. Land Is to Be Used for a Pay

1. The use of land in the Russian Federation shall be done for a pay. The form of payment for the use of land shall be the land tax (until the institution of an immovable property tax) and rent.
2. Procedure for calculation and payment of the land tax shall be established by the taxes and fees legislation of the Russian Federation.
3. A rent shall be levied for lands in lease.

The procedure for setting the rate of rent, the procedure, conditions and term for rent payment for land owned by the Russian Federation, Russian regions or municipal entity shall be established by the Government of the Russian Federation, the governmental bodies of Russian regions, local government bodies respectively.

The rate of rent shall be a significant condition of a contract of lease of a plot of land.

4. The procedure, conditions and term for rent payment for plots of land under private ownership shall be set by contracts of lease of the plots of land.
5. For taxation purposes and in the other cases specified by the present Code, federal laws a land registry value of a plot of land shall be set.

Article 66. Valuation of Land

1. The market value of a plot of land shall be set in compliance with the [federal law](#) on valuation activity.

See also the [Methodological Recommendations for appraising the market value of land plots endorsed by Order of the Ministry of Property Relations of the Russian Federation No. 568-r of March 6, 2002](#)

2. For the purpose of setting a land registry value of plots of land a land registry valuation of lands shall be carried out, except for the cases specified in Item 3 of the present article. The procedure for conducting state land registry valuation of land shall be established by the Government of the Russian Federation.

3. If the market value of a plot of land has been determined the land registry value of the plot of land shall be set in percentage point of the market value thereof.

Chapter XI. Land Monitoring, Land Management and the State Land Registry

Article 67. State Land Monitoring

1. State land monitoring is a system whereby the condition of lands is being monitored. The objects of state land monitoring shall be all lands in the Russian Federation.

2. Below are the tasks of state land monitoring:

- 1) timely detection of changes occurring in the condition of land, appraisal of these changes, forecasting and elaboration of recommendations as to the prevention and elimination the aftermath of negative processes;

- 2) information support to the state land registry, state land control over land use and preservation, other functions of state and municipal land resources administration and also of land management;

- 3) provision of information to citizens on the condition of the environment in as much as the

condition of land is concerned.

3. Depending on the aims of observation and the specific territory being observed state land monitoring can be federal, regional and local. State land monitoring shall be pursued in compliance with federal, regional and local programs.

4. The [procedure](#) for the pursuance of state land monitoring shall be established by the Government of the Russian Federation.

Article 68. Land Management

1. Land management shall include measures for studying the condition of land, planning and organising a rational use of land and land preservation, forming new and streamlining the existing land management objects and establishing their boundaries on the terrain (territorial land management), the organisation of a rational use of plots of land by citizens and legal entities for the purpose of pursuing agricultural production and also the organisation of the territories used by communities of small-numbered indigenous peoples of the North, Siberia and Far East of the Russian Federation.

See the [Regulations for Territorial Land Management approved by Decision of the Government of the Russian Federation No. 396 of June 7, 2002](#)

2. Documents prepared as the result of land management actions shall be used for keeping the state land registry and land monitoring.

See the [Regulations on the Agreeing-Upon and Approval of the Land Management Documentation, Setting-Up and Keeping the State Bank of Data Obtained as a Result of Implementation of Land Management approved by Decision of the Government of the Russian Federation No. 514 of July 11, 2002](#)

See also [Federal Law No. 78-FZ of June 18, 2001 on the System of Land Management](#)

Article 69. Organisation and Procedure for the Conduct of Land Management

1. Land management shall be implemented on the initiative of authorised executive governmental bodies, local government bodies, [owners](#) of plots of land, [users of land](#), [tenants](#) and under court decisions.

2. Land management shall be implemented in a compulsory way in the cases envisaged by the present Code, federal laws.

3. Information concerning land management shall be open for the general public, except for information classified as state secret and information relating to personal details of owners of plots of land, users of land, tenants or lessees of plots of land.

4. When land management is being implemented the account shall be taken of lawful interests of persons whose rights can be affected by this management by means of notices being served to them in writing by land managers at least seven calendar days prior to the commencement of works. The absence of persons who have been properly notified at the site of land management works cannot obstruct land management. Persons concerned shall be entitled to take appeal in the established manner from actions that infringe on their rights and lawful interests.

5. If plots of land are taken, in particular, by means of compulsory purchase for state or municipal needs the owners of the plots of land, users of land, tenants and lessees of the plots of land shall provide access to the plots of land for land management purposes.

6. [Legal entities](#) or individual entrepreneurs may perform any type of land management work without special permissions, except as otherwise required under federal laws.

7. Land management procedure shall be established by federal laws, laws and other regulatory legal acts of Russian regions.

Article 70. The State Land Registry

1. The state land registry is a systematised collection of documented information on state land

registry objects, on the legal regime of lands in the Russian Federation, on the land registry value, location, size of plots of land and the immovable property pieces affixed thereto. The state land registry shall comprise information on the subjects of rights to plots of land.

2. The state land registry shall be kept according to a system which is uniform for the whole of the Russian Federation. The objects of state land registry shall be plots of land and other pieces of immovable property affixed thereto.

3. The procedure for keeping the state land registry shall be established by a [federal law](#) on the state land registry.

Chapter XII. Control of the Observance of the Land Legislation, Land Preservation and Use (Land Control)

Article 71. State Land Control

1. Specifically authorised state bodies shall be responsible for exercising state land control of the observance of the land legislation, land preservation and use standards by organisations, irrespective of their organisational and legal forms and forms of ownership, by their heads, officials and citizens.

2. State land control shall be pursued in accordance with the legislation of the Russian Federation in the [manner](#) established by the Government of the Russian Federation.

Article 72. Municipal and Public Land Control

1. Municipal land control of the use of lands on the territory of a municipal entity shall be pursued by local government bodies or bodies authorised by them.

2. Municipal land control of the use of lands on the territory of a municipal entity shall be exercised in accordance with the legislation of the Russian Federation and in the manner established by regulatory legal acts of local government bodies.

3. Public land control shall be exercised by territorial public self-government bodies, other public organisations (associations), citizens in respect of observance of the procedure established for the preparation and adoption of decisions by the executive governmental bodies and local government bodies specified in [Article 29](#) of the present Code affecting citizens' and legal entities' rights and lawful interests stipulated by the present Code and also in respect of observance of land use and preservation standards.

Article 73. Production Land Control

1. Production land control shall be exercised by an [owner](#) of a plot of land, [user of land](#), [tenant](#), [lessee](#) of a plot of land in the course of economic activity on the plot of land.

2. A person using a plot of land shall provide information on the organisation of production land control to the specifically authorised state land control body in the manner established by the Government of the Russian Federation.

Chapter XIII. Liability for a Breach of Law in the Field of Land Preservation and Use

Article 74. Administrative and Criminal Liability for Land Offences

1. Persons guilty for committing land offences shall be held administratively or criminally liable in the manner established by the legislation.

2. The fact that a person guilty for committing land offences is held administratively or criminally liable shall not relieve him from his duty to eliminate the land offences committed and compensate for the damages so inflicted.

Article 75. Disciplinary Liability for Land Offences

1. Officials and employees of an organisation who are guilty for committing land offences shall be held disciplinary liable in cases when their improper execution of their service or labour duties has led to the organisation's being held administratively liable for designing, locating and commissioning

of facilities that negatively (harmfully) affect the condition of land, cause chemical and radioactive as well as industrial waste and sewerage water pollution of land.

2. The procedure for holding a person disciplinary liable shall be set out by the [labour legislation](#), the legislation [on state](#) and [municipal](#) service, the legislation on disciplinary liability of the heads of administrations, federal laws and other regulatory legal acts of the Russian Federation, laws and other regulatory legal acts of Russian regions.

Article 76. Compensation of Harm Inflicted by Land Offences

1. Legal entities, citizens shall compensate in full the harm inflicted as the result of land offences they commit.

2. Squatted plots of land shall be returned to their owners, users of land, tenants, lessees of plots of land without reimbursement of the expenses incurred by the persons guilty for breach of the land legislation for the term of unlawful use of such plots of land.

3. The bringing of plots of land into a condition suitable for use in the case of dumping of plots of land, other kinds of damage, squatting, the demolition of buildings, houses, structures in the case of squatting of plots of land or unauthorised construction and also the restoration of destroyed boundary signs shall be accomplished by the legal entities and citizens guilty for the said land offences or on their account.

Chapter XIV. Agricultural-Purpose Lands

Article 77. The Term "Agricultural-Purpose Lands" and the Composition Thereof

1. "Agricultural-purpose lands" means lands outside of inhabited locality boundaries which have been granted for agricultural needs and also intended for such purposes.

2. The composition of agricultural-purpose lands shall include agricultural land areas, land occupied by in-farm roads, transmission lines and pipelines, trees and bushes intended for protecting land from negative (harmful) natural, man-made and industrial phenomena, isolated bodies of water and also buildings, houses, structures used for the purpose of production, storage and primary processing of agricultural products.

Article 78. Use of Agricultural-Purpose Lands

Agricultural-purpose lands may be used for pursuing agricultural production, fostering protective plants, scientific research, educational and other agricultural production-related purposes:

by citizens, in particular, those running a peasant (individual) farm, personal auxiliary farm, pursuing gardening, cattle-breeding, vegetable farming;

economic partnerships and companies, production co-operatives, estate and municipal unitary enterprises, other commercial organisations;

non-commercial organisations, in particular, consumer co-operatives, religious organisations; Cossack societies;

experimental production, educational, educational experimental and educational production units of scientific research organisations, agricultural educational institutions and general educational institutions;

communities of small-numbered indigenous peoples of the North, Siberia and Far East of the Russian Federation for the purpose of preserving and developing their traditional way of life, economic and procurement activities.

Article 79. Peculiarities of the Use of Agricultural Land Areas

1. Agricultural land areas - arable land, hay-mowing land, pasture land, fallow land, lands occupied by perennial plants (gardens, vineyards etc.) - as agricultural-purpose lands shall enjoy preferential treatment in their use and shall be subject to special preservation.

2. The land granted for the purpose of constructing industrial facilities and other non-agricultural purposes shall be unsuitable for agricultural production or shall be low-quality agricultural land areas out of agricultural-purpose land in terms of their land registry value. The land granted for the purpose

of constructing electrical transmission, communications lines, motor roads, main pipelines and other similar facilities may be agricultural land areas out of agricultural-purpose land of a higher quality. Mainly these structures are located along motor roads and boundaries of crop rotation fields.

3. The taking, in particular, by means of compulsory purchase of agricultural land areas with land registry value exceeding the mean district value for the purpose of granting them for non-agricultural use is permitted only in exceptional cases relating to performance under international obligations of the Russian Federation, national defence and security, mineral resource mining (except for generally spread mineral resources), the maintenance of cultural and everyday services, social, educational facilities, motor roads, main pipelines, electrical transmission, communications lines and other similar structures if there are no options for locating them.

4. High-yield special-value agricultural land areas, in particular the agricultural land areas belonging to experimental production units of scientific research organisations and educational experimental units of general higher-education institutions, agricultural land areas with land registry value significantly exceeding the mean district level may be included in a list of lands prohibited for use for other purposes under the legislation of Russian regions.

5. The use of land shares emerging as the result of privatisation of agricultural land areas shall be regulated by a federal law on agricultural-purpose land alienation.

Article 80. Land Re-Distribution Stock

1. For the purpose of re-distribution of agricultural production lands, formation and expansion of peasant (individual) farms, personal auxiliary farms, gardening, cattle-breeding, vegetable farming, hay-mowing, cattle-grazing a land re-distribution fund shall be maintained as a part of agricultural-purpose stock.

2. Land re-distribution stock shall be maintained on the account of plots of land out of agricultural-purpose land coming to this stock:

1) in the case of a voluntary waiver of a plot of land;

2) in case when there no heirs under law or under will or in case when neither of the heirs has accepted the estate or all the heirs are left without inheritance by the testator, or a heir waived inheritance for the benefit of the state or without indicating for whose benefit the waiver is;

3) in the case of forced taking of a plot of land as envisaged by the present Code, federal laws.

3. The use of the lands incorporated in a land re-distribution stock shall be carried on in keeping with [Article 78](#) of the present Code in the manner established by laws and other regulatory legal acts of the Russian Federation.

4. Information on the availability of lands within a land re-distribution stock shall be open for the general public.

Article 81. Granting of Agricultural-Purpose Land to Citizens for the Purpose of Running a Peasant (Individual) Farm and a Personal Auxiliary Farm, to Citizens and Associations Thereof for the Purpose of Gardening, Vegetable Farming and Summer Cottage Construction

1. Citizens who expressed their wish to run a peasant (individual) farm shall be granted plots of land out of agricultural-purpose land under the present Code, the [federal law](#) on the peasant (individual) farm.

2. The procedure for granting plots of land to citizens and associations thereof for the purpose of gardening, vegetable farming and summer cottage construction shall be established by the present Code, the [federal law](#) on gardening, vegetable farming and summer cottage noncommercial associations of citizens.

3. Citizens who expressed their wish to run a personal auxiliary farm shall be granted plots of land under the present Code, the [federal law](#) on the personal auxiliary farm.

4. The terms and conditions for granting plots of land to citizens out of agricultural-purpose land for the purpose of hay-mowing and cattle-grazing shall be established by the present Code, the federal law on the alienability of agricultural-purpose lands, other federal laws and also laws of Russian regions.

Article 82. Granting of Agricultural-Purpose Land to Companies and Partnerships, Production Co-Operatives, State and Municipal Unitary Enterprises, Other Commercial Organisations, Religious Organisations, Cossack Societies, Scientific Research Organisations, Agricultural Educational Institutions, Communities of Small-Numbered Indigenous Peoples of the North, Siberia and Far East of the Russian Federation

The terms and conditions for granting plots of land out of agricultural-purpose land to companies and partnerships, production co-operatives, state and municipal unitary enterprises, other commercial organisations, religious organisations, Cossack societies, scientific research organisations, agricultural educational institutions, communities of small-numbered indigenous peoples of the North, Siberia and Far East of the Russian Federation for ownership for the purpose of pursuance of agricultural production, formation of protective plants, scientific research, educational and other purposes relating to agricultural production and also for the purpose of preserving and developing the traditional way of life, economic and procurement activities of the small-numbered indigenous peoples of the North, Siberia and Far East of the Russian Federation shall be established by the federal law on the alienability of agricultural-purpose lands.

Chapter XV. Land of Inhabited Localities

Article 83. The Term "Land of Inhabited Localities"

1. "Land of inhabited localities" means land used or intended for constructions and development of city/town and rural inhabited localities and separated by their boundaries from lands of other categories.

2. The procedure for the use of land of inhabited localities shall be determined in keeping with zoning provisions. The territory of an inhabited locality within its administrative boundaries shall be divided into territorial zones. Zoning documents shall be endorsed and amended by regulatory legal acts of local government bodies (land use and construction rules).

The land use and city construction rules of the federal-significance Cities of Moscow and St.Petersburg shall be endorsed and amended by laws of these Russian regions.

3. Plots of land in city/town and rural inhabited localities may be taken, in particular, by means of compulsory purchase for state or municipal needs for the purposes of construction under general city and rural inhabited locality layouts, land use and construction rules.

Article 84. The Boundary of a City/Town, Rural Inhabited Locality and Procedure for Establishing It

1. The boundary of a city/town, rural inhabited locality is the outer border of the lands of a city/town, rural inhabited locality separating these lands from lands of other categories.

2. The boundary of inhabited localities shall be established on the basis of approved city construction and land management documentation. A draft inhabited locality boundary layout is deemed a city construction document.

The boundary of inhabited localities shall be established on the boundaries of plots of land granted to citizens and [legal entities](#).

3. The boundaries of city/town, rural inhabited localities are endorsed and changed by the governmental bodies of Russian regions, except for the cases specified in Items 4 and 5 of the present article.

4. The boundary of federal-significance Cities of Moscow and St.Petersburg is endorsed and changed by a federal law on the mutually agreed proposal of the legislative (representative) bodies of the City of Moscow and the legislative (representative) bodies of Moscow Region, the legislative (representative) bodies of the City of St.Petersburg and the legislative (representative) bodies of Leningrad Region.

5. The boundaries of town-type inhabited localities incorporated in restricted-access administrative-territorial entities are endorsed and changed by the Government of the Russian Federation.

6. The inclusion of plots of land into the area of inhabited localities limited by their boundary shall not entail a termination of rights of the owners of the plots of land, users of land, tenants and lessees of the plots of land.

Article 85. Composition of Lands of Inhabited Localities and Zoning

1. Plots of land classified according to city construction regulations under the following zones may be included in the lands of inhabited localities:

- 1) residential;
- 2) public and business;
- 3) production;
- 4) engineering and transport infrastructure;
- 5) recreational;
- 6) agricultural-use;
- 7) special-purpose;
- 8) military facilities;
- 9) other zones.

2. Zone boundaries shall comply with the requirement whereby each plot of land is to belong to one zone only.

The land use and construction rules establish city construction regulations specifically for each zone with due regard to its location and development and also the possibility of a territorial combination of different types of use of plots of land (residential, public/business, production, recreational and other types of use of plots of land).

For plots of land located within the boundaries of one zone single city construction regulations shall be established. The city construction regulations of a zone shall set out a basis for the legal regime of plots of land and equally for everything above and under the surface of the plots of land and they shall be applied in the course of construction and subsequent operation of buildings, houses, structures.

3. City construction regulations shall be binding on all the owners of plots of land, users of land, tenants and lessees of plots of land, irrespectively of the form of ownership and other rights to plots of land.

The said persons may use plots of land in compliance with any city construction regulations envisaged for each zone in accordance with the type of authorised use.

4. A plot of land and immovable property pieces affixed thereto shall be deemed not being in compliance with the established city construction regulations if:

- the types of use thereof are not included in the list of types of authorised use;
- their sizes do not comply with the limits set by the city construction regulations.

the said plots of land and the immovable property pieces affixed thereto may be used without setting a term for bringing them in line with the city construction regulations, except for cases when their use is a threat to human life and health, the environment, monuments of history and culture.

A ban on the use of a plot of land and the immovable property pieces affixed thereto, until the time when they are brought in line with the city construction regulations or the term for bringing the types of use of a plot of land and the immovable property pieces affixed thereto in line with the city construction regulations shall be imposed by the local government body.

The reconstruction and expansion of the existing pieces of immovable property and also the construction of new pieces of immovable property affixed to the said plots of land may be accomplished only in compliance with the established city construction regulations.

5. Plots of land incorporated in residential zones are intended for residential housing construction as well as construction of culture and everyday service and other facilities. Residential zones may be intended for individual housing construction, low-rise mixed housing construction, medium-rise mixed housing construction and high-rise housing construction and also other types of construction in compliance with city construction regulations.

6. Plots of land incorporated in public/business zones are intended for the construction of administrative buildings, educational, culture and everyday service facility, social-purpose facilities

and other facilities intended for public use in keeping with city construction regulations.

7. Plots of land incorporated in production zones are intended for the construction of industrial, public services/warehouse facilities and other production facilities intended for such purposes in keeping with city construction regulations.

8. Plots of land incorporated in engineering and transport infrastructure zones are intended for the construction of railway, motor vehicle, river, sea, air and pipeline transport, communications, engineering infrastructure facilities and also facilities having other purpose in keeping with city construction regulations.

9. Plots of land incorporated in recreational zones, in particular, plots of land occupied by city woods, public gardens, parks, city gardens, ponds, lakes, water reservoirs are used for recreation of citizens and tourism.

10. Specially preserved zones may be discerned within the boundaries of city, rural inhabited localities as incorporating plots of land of special nature conservation, scientific, historical and cultural, aesthetic, recreational, health rehabilitation and other special significance.

Plots of land incorporated in special preserved zones are used in compliance with the provisions of [Articles 94 - 100](#) of the present Code.

Plots of land with facilities not being monuments of history and culture but located within zones of protection of monuments of history and culture are used in compliance with city construction regulations established with the account taken of the standards governing protection of monuments of history and culture.

11. Plots of land incorporated in agricultural use zones in inhabited localities - plots of land occupied by arable land, perennial plants and also agricultural-purpose buildings, houses, structures - are used for the purpose of pursuance of agricultural production until the time when the type of their use is changed in keeping with the general layouts of the inhabited localities and land use and construction rules.

12. Plots of land of common use which are occupied by squares, streets, drives, motor roads, embankments, city gardens, boulevards, indoor bodies of water, beaches and other facilities may be incorporated in different zones and they shall not be subject to privatisation.

Article 86. Suburban Zones

1. Suburban zones may incorporate lands located outside of the boundary of city/town inhabited localities, such plots of land making up a single social, natural and economic territory and not being incorporated in the lands of other inhabited localities.

2. Agricultural production territories, public recreational zones, reserve lands for city development are discerned within suburban zones.

3. The boundaries and legal regime of suburban zones, except for the suburban zones of the federal-significance Cities of Moscow and St.Petersburg shall be endorsed and changed by laws of Russian regions.

4. The boundaries and legal regime of the suburban zones of the federal-significance Cities of Moscow and St.Petersburg shall be endorsed and changed by federal laws.

5. Green zones which perform sanitary, sanitary-hygienic and recreational functions and in which economic and other activities negatively (harmfully) affecting the environment are prohibited may be discerned within suburban zones.

6. Re-classification of lands within the boundaries of suburban and green zones occupied by [Group 1](#) forests under other categories is permitted when made by a decision of the Government of the Russian Federation.

Chapter XVI. Industry, Power Production, Transport, Communications, Radio-Broadcasting, Television, Information Technology, Space-Flight Support, Defence, Security Lands and Other Special-Purpose Lands

Article 87. The Composition of Industry, Power Production, Transport,

Communications, Radio-Broadcasting, Television, Information Technology, Space-Flight Support, Defence, Security Lands and Other Special-Purpose Lands

1. Industry, power production, transport, communications, radio-broadcasting, television, information technology, space-flight support, defence, security lands and other special-purpose lands are lands located outside of inhabited locality boundaries and used or intended for supporting the activities of organisations and/or operation of facilities of industry, power production, transport, communications, radio-broadcasting, television, information technology, space-flight support, defence, security lands and facilities intended for other special tasks to which rights accrued to participants in land relationships on the grounds set out by the present Code, federal laws and laws of Russian regions (hereinafter referred to as "industry and other special-purpose lands").

Under [Article 7](#) of the present Code industry and other special-purpose lands make up an independent category of land of the Russian Federation.

2. Industry and other special-purpose lands shall be divided as follows depending on the nature of the special tasks for which they are used or intended:

- 1) industry land;
- 2) power production land;
- 3) transport land;
- 4) communications, radio-broadcasting, television, information technology land;
- 5) space-flight support land;
- 6) defence and security land;
- 7) other special-purpose land.

The peculiarities of the legal regime of these lands shall be established by [Articles 88 - 93](#) of the present Code and they shall be taken into account in zoning.

3. For the purpose of ensuring the security of the general public and fostering the necessary conditions for operating industry, power production facilities, high-radiation hazard and nuclear hazard facilities, nuclear material and radioactive substance storage facilities, transport and other facilities industry and other special-purpose lands may incorporate preservation/protection, sanitary-preservation and other zones with special land use conditions.

Plots of land incorporated in such zones shall not be taken from the owners of the plots of land, users of land, tenants and lessees of the plots of land but a special regime for the use thereof may be established within their boundaries as limiting or banning kinds of activity which are incompatible with the purposes for which the zones are established.

4. Industry land and other special-purpose land occupied by federal power production systems, atomic power facilities, federal transport, railways, federal information technology and communications facilities, space-flight support facilities, defence and security facilities, defence industry facilities, facilities ensuring the status and defence of the State Border of the Russian Federation, other facilities under the cognisance of the Russian Federation in compliance with [Article 71](#) of the Constitution of the Russian Federation shall be deemed federal property.

5. The procedure for using specific type of industry and other special-purpose land and for establishing zones with special conditions of the use a land of a specific category shall be determined by:

- 1) the Government of the Russian Federation in respect of the said land under federal ownership;
- 2) the executive bodies of Russian regions in respect of the said land under the ownership of Russian regions;
- 3) local government bodies in respect of the said land under municipal ownership.

6. Industry land and other special-purpose land in keeping with [Article 24](#) of the present Code may be granted for gratuitous fixed-term agricultural or another type of use.

Article 88. Industry Land

1. Industry land is land used or intended for maintaining the activities of organisations and/or operation of industrial facilities and in respect of which rights accrued to participants in land relationships on the grounds set out in the present Code, federal laws and laws of Russian regions.

2. For the purpose of maintaining the activities of organisations and/or operation of industrial facilities plots of land may be granted so that the following could be located thereon: production and administrative buildings, houses, structures and facilities servicing them and also sanitary-preservation areas and other areas with special conditions of land use as specified in Item 1 of the present article.

3. The sizes of plots of land granted for the purposes specified in Item 2 of the present article shall be set in compliance with the rates approved in the established manner or with design/technical documentation.

4. Plots of land shall be granted to mining as well as oil and gas industry organisations after the execution of a mineral tract allocation, approval of land re-cultivation project, restoration of lands processed before. Especially valuable high-yield agricultural land areas shall be granted in compliance with [Article 79](#) of the present Code after work has been completed on the other agricultural land areas located within the mineral tract allocation boundary.

Article 89. Power Production Land

1. Power production land is land used or intended for maintaining the activities of organisations and/or operation of power production facilities and in respect of which rights accrued to participants in land relationships on the grounds set out in the present Code, federal laws and laws of Russian regions.

2. For the purpose of maintaining the activities of power production organisations and facilities plots of land may be granted for:

1) the placement of hydraulic power plants, atomic power plants, nuclear plants, nuclear material and radioactive substance storage facilities, radioactive waste storage facilities, thermal power plants and other power plants, structures and facilities servicing them;

See the [Regulations of Decision-Making on the Location and Erection of Nuclear Installations, Radiation Sources and Storage Points approved by \[Decision of the Government of the Russian Federation No. 306 of March 14, 1997\]\(#\)](#)

2) the placement of overhead power transmission lines, cable transmission line ground structures, substations, distribution facilities, other power production structures and facilities.

For the purpose of maintaining the activities of organisations and operation of power production facilities electric grid protection areas may be established.

3. The rules of determining the sizes of plots of land for the placement of overhead power transmission lines and communications line poles servicing electric grids shall be established by the Government of the Russian Federation.

Article 90. Transport Land

1. Transport land is land used or intended for maintaining the activities or organisations and/or facilities operating motor road, sea, inland waterway, railway, air and other types of transport and in respect of which rights accrued to participants in land relationships on the grounds set out in the present Code, federal laws and laws of Russian regions.

2. Plots of land may be granted for the purpose of maintaining the activities of organisations and operation of railway transport for:

1) the placement of railway tracks;

2) the placement, operation, expansion and reconstruction of buildings, houses, structures, in particular, railway terminals, railway stations and also equipment and other facilities required for the operation, maintenance, construction, reconstruction, repair, development of ground and underground buildings, houses, structures, equipment and other railway facilities;

3) the establishment of railway allocation strips and safety areas.

Free plots of land on railway allocation strips within railway land may be leased to citizens and [legal entities](#) for agricultural use, provision of services to passengers, cargo storage, arrangement of cargo handling grounds, construction of near-the-track warehouses (except for fuel and lubricant warehouses and motor vehicle filling stations of any type and also warehouses intended for storing

hazardous substances and materials) and for other purposes, given the observance of the traffic safety standards established by federal laws.

The procedure for the establishment and use of railway allocation strips and safety areas shall be determined by the Government of the Russian Federation.

3. Plots of land may be granted for the purpose of maintaining the activities of organisations and operation of motor road transport and road facilities for:

- 1) the placement of motor roads, their structural components and road structures;
- 2) the placement of motor vehicle terminals and stations, other motor transport facilities and road facilities required for the purpose of operation, maintenance, construction, reconstruction, repair, development of ground and underground buildings, house, structures, equipment;
- 3) the establishment of motor road allocation strips.

Plots of land on motor road allocation strips within motor road transport land may be granted in the manner established by the present Code to citizens and legal entities for lease for the purpose of placing road service and outdoor advertisement facilities.

The following is prohibited on motor road allocation strips, except for the cases stipulated by the legislation:

- the construction of residential and public buildings, warehouses;
- the performance of construction, geological prospecting, survey, mining and exploration works and also the construction of ground structures;
- the ploughing of plots of land, hay-mowing, cutting and damaging perennial plants, removal of top soil and excavation of ground;
- the installation of outdoor advertisement facilities, billboards and signs not relating to road traffic safety.

For the purpose of creating normal conditions for operation of federal motor roads and their preservation, observance of road traffic safety provisions and public safety provisions roadside strips are created in the form of plots of land adjacent on both sides to federal motor road allocated strips as featuring a special use regime, in particular, concerning the construction of buildings, houses and structures, limitation on economic activities within the roadside strips, installation of advertisement boards and posters not relating to road traffic safety.

Owners of plots of land, users of land, tenants and lessees of plots of land located within such roadside strips shall be notified by relevant executive bodies of Russian regions about the special regime of use of such plots of land.

The procedure for establishing and using such roadside strips and federal motor road allocation strips shall be determined by the Government of the Russian Federation.

4. Plots of land may be granted for the purpose of maintaining the activities of organisations and operation of sea, inland waterway transport facilities for:

- 1) the placement of artificial inland waterway routes;
- 2) the placement of sea and river ports, piers, dwarfs, hydraulic engineering structures, other facilities required for the operation, maintenance, construction, reconstruction, repair, development of ground and underground buildings, houses, structures, equipment and other sea, inland waterway transport facilities;
- 3) the allocation of a bank strip.

An inland waterway route bank strip shall be allocated for the purpose of conducting works relating to inland waterway navigation and transport outside of the territories of inhabited localities. The procedure for allocating a bank strip and using it shall be determined by the Code of Inland Waterway Transport of the Russian Federation.

5. Plots of land may be granted for the purpose of maintaining the activities of organisations and operation of air transport facilities for the placement of airports, airfields, air terminals, runways, other ground facilities required for the operation, maintenance, construction, reconstruction, repair, development of ground and underground buildings, houses, structures and other air transport facilities.

6. Plots of land may be granted for the purpose of maintaining the activities or organisations and operation of pipeline transport facilities for:

- 1) the placement of oil pipelines, gas pipelines, other pipelines;
- 2) the placement of facilities required for the operation, maintenance, construction, reconstruction, repair, development of ground and underground buildings, houses, structures, equipment and other pipeline transport facilities;
- 3) the establishment of safety areas with special regime of land plot use.

The boundaries of safety areas where gas supply facilities are located shall be designated according to construction rules and regulations, main pipeline safety/security rules, other regulatory documents endorsed in the established manner. When the said plots of land are being used for economic purposes construction of any buildings, houses, structures is prohibited on them within the minimum distance limits from gas supply facilities. It is prohibited to hinder the organisation being the owner of a gas supply system or an organisation authorised by it to perform the work of servicing and repairing gas supply facilities, eliminate the aftermath of an accident or disaster occurring there.

7. Land reservation shall be carried out for the purposes of creating conditions for the construction and reconstruction of motor road, waterway, railway, air and other types of transport. The procedure for land reservation for the said purposes shall be established by federal laws.

Article 91. Communications, Radio-Broadcasting, Television and Information Technology Land

1. Communications, radio-broadcasting, television and information technology land is land used or intended for the purpose of maintaining the activities of communications, radio-broadcasting, television and information technology organisations and/or facilities and in respect of which rights accrued to participants in land relationships on the grounds set out by the present Code, federal laws and laws of Russian regions.

2. Plots of land may be granted for the purposes of maintaining communications (except for space communications), radio-broadcasting, television, information technology for the placement of facilities of relevant infrastructure, in particular:

- 1) operational communications enterprises having on their balance sheet radio-relay, overhead, cable communication lines and appropriate exclusion areas;
- 2) cable, radio-relay and overhead communication lines and wire radio lines on communication cable and overhead and wire radio line routes and appropriate communication line exclusion areas;
- 3) underground cable and air communication and wire radio lines and appropriate communication line safety areas;
- 4) ground and underground maintenance-free amplification units on cable communication lines and appropriate safety areas;
- 5) ground satellite communication structures and infrastructure.

Article 92. Space-Flight Support Land

1. Space-flight support land is land used or intended for maintaining the activities of space-flight support organisations and/or facilities and in respect of which rights accrued to participants in land relationships on the grounds set out in the present Code, federal laws and laws of Russian regions.

2. Plots of land may be granted for the purpose of maintaining space-flight activities for the placement of space infrastructure facilities, in particular, including space-launch centres, launch complexes and launch pads, control and instrument complexes, space-flight control centres and posts, information gathering, storing and processing centres, space materiel storage facilities, missile detachable part drop areas, space vehicle landing areas and runways, space experimental research and development facilities, cosmonaut training centres and equipment, other ground structures and equipment used in space activities.

3. Plots of land used from time to time as areas intended for dropping detachable parts of missiles shall not be taken from the owners of the plots of land, users of land, tenants and lessees of the plots of land.

The procedure for compensating damages to them shall be established by the Government of the Russian Federation.

[Federal Law No. 86-FZ of June 30, 2003 amended Article 93 of this Code](#)
[See the previous text of the Article](#)

Article 93. Defence and Security Land

1. Defence and security land is land used or intended for maintaining the activities of the Armed Forces of the Russian Federation, the frontier troops, other troops, military formations and bodies, organisations, enterprises, institutions performing the functions of armed defence of the integrity and inviolability of the territory of the Russian Federation, defence and protection of the State Border of the Russian Federation, information security, other types of security in restricted-access administrative-territorial entities and in respect of which rights accrued to participants in land relationships on the grounds set out in the present Code, federal laws.

2. Plots of land may be granted for the purposes of ensuring defence for:

1) the creation, training and maintaining at proper level of readiness of the Armed Forces of the Russian Federation, other troops, military formations and bodies (deployment of military organisations, institutions and other facilities, troops and navy forces, conduct of exercises and other actions);

2) the research and development, manufacture and repair of weapons, military, special-purpose, space materiel and ammunition (testing grounds, weapons destruction grounds and waste disposal grounds);

3) the maintenance of stockpile of material assets in the state and mobilisation reserves (storage facilities, warehouses etc.).

If it is necessary to use lands (territories) temporarily for the purpose of conducting exercises and other actions relating to defence needs plots of land shall not be taken from the owners of the plots of land, users of land, tenants and lessees of the plots of land.

The use of such lands shall be pursued as governed by the procedure established for the performance of exploration work and also for areas with special conditions of use.

3. Land strips or land tracts shall be allocated for permanent (in perpetuity) use for the purposes of ensuring the defence and protection of the State Border of the Russian Federation in the manner established by the legislation of the Russian Federation as intended for arranging and maintaining engineering structures and obstacles, border signs, border wood-cuttings, communications, check-points on the State Border of the Russian Federation and other facilities.

The rates of allocation of land strips, the sizes of plots of land required for ensuring the defence and protection of the State Border of the Russian Federation, the procedure for using them, in particular, the peculiarities of economic, procurement and other activities shall be determined by the legislation of the Russian Federation.

4. Plots of land shall be granted for permanent (in perpetuity) use or lease for the purpose of placing facilities intended for research and development, manufacture, storage and disposal of mass destruction weapons, processing of radioactive and other materials, military-purpose and other facilities in restricted-access administrative-territorial entities.

In a restricted-access administrative-territorial entity a special regime of land use shall be established by decision of the Government of the Russian Federation.

The executive governmental bodies and local government bodies specified in [Article 29](#) of the present Code shall take the necessary measures for granting plots of land for the purpose of meeting the need of the general public for the development of gardening, vegetable farming, agricultural production, housing and summer cottage construction outside of the restricted-access administrative-territorial entity.

5. The executive governmental bodies specified in Article 29 of the present Code may grant in the manner established by the Government of the Russian Federation plots of land out of lands granted for defence and security needs, for lease or gratuitous fixed-term use to legal entities and citizens for agricultural, forestry and other uses.

6. In the case of declaration of emergency or martial law the use of plots of land for defence and security purposes may be pursued in the manner established by [Article 51](#) of the present Code.

7. Restricted areas may be established on the plots of land adjacent to the arsenals, bases and

warehouses of the Armed Forces of the Russian Federation, the frontier troops, other troops, military formations and bodies for the purpose of ensuring the safety/security of storage of weapons and military equipment, other materiel, protection of the general public and production, social and everyday service and other facilities and also environmental protection in the case of occurrence of man-made and natural emergencies.

Chapter XVII. Specially Preserved Territory and Facility Lands

Article 94. The Term "Specially Preserved Territory Land" and the Composition Thereof

1. "Specially preserved territory land" means land having a special nature conservation, scientific, historical and cultural, aesthetic, recreational, health rehabilitation and another valuable significance which is excluded from economic use and alienability under decisions of federal governmental bodies, governmental bodies of Russian regions or decisions of local government bodies either in full or in part and in respect of which a special legal regime has been established.

2. Specially preserved territory lands shall include:

- 1) the land of specially preserved natural territories, in particular the territories of health treatment and rehabilitation localities and health resorts;
- 2) nature conservation land;
- 3) recreational-purpose land;
- 4) historical and cultural-purpose land;
- 5) other lands of special value in compliance with the present Code, federal laws.

3. The procedure for classifying land as a federal-significance specially preserved territory, the procedure for using and preserving federal-significance specially preserved territory land shall be established by the Government of the Russian Federation under federal laws.

4. The procedure for classifying land as regional-significance and local-significance specially preserved territories, the procedure for using and preserving regional-significance and local-significance specially preserved territory land shall be established by the governmental bodies of Russian regions and local government bodies in compliance with federal laws, laws of Russian regions and regulatory legal acts of local government bodies.

5. The Government of the Russian Federation, relevant executive bodies of Russian regions, local government bodies may establish other types of land of specially preserved territories (lands where suburban green zones, city woods, city parks, preserved bank lines, preserved city landscapes, biological stations, micro-sanctuaries etc. are located).

6. The land of specially preserved natural territories, land occupied by objects of cultural heritage of the Russian Federation shall be used for relevant purposes. The use of the land for other purposes shall be limited or prohibited in the cases specified in the present Code, federal laws.

Article 95. The Land of Specially Preserved Natural Territories

1. The land of specially preserved natural territories include the land of state natural sanctuaries, in particular, biosphere, state natural reserves, monuments of nature, national parks, nature parks, dendrologic parks, botanical gardens, territories traditionally used by small-numbered indigenous peoples of the North, Siberia and Far East of the Russian Federation and also the land of health treatment and rehabilitation localities and health resorts.

2. The land of specially preserved natural territories are classified as national wealth objects and they may be under federal ownership, the ownership of Russian regions and municipal ownership. In the cases specified by federal laws plots of land owned by citizens and legal entities may be included in the land of specially preserved natural territories.

3. Activities not relating to the preservation and study of natural complexes and objects for which there is no provision in federal laws and laws of Russian regions shall be prohibited on the land of state natural sanctuaries, in particular, biosphere, national parks, nature parks, state natural reserves, monuments of nature, dendrologic parks and botanical gardens incorporating ecological

systems and objects of special value for the sake of preservation of which a specially preserved natural territory has been established. The taking of plots of land or other termination of rights to land for needs running contrary to their designated purpose shall be prohibited on the land of specially preserved natural territories.

On specifically designated plots of land of partial economic use within the land of specially preserved natural territories economic and recreational activities may be limited in compliance with the special legal regime established for them.

4. For the purpose of preserving the land of specially preserved natural territories from negative man-made effects safety areas or districts with regulated economic activity regime may be established on the plots of land adjacent thereto. Activities exerting a negative (harmful) effect on the natural complexes of the specially preserved natural territories shall be prohibited within these areas. The boundaries of safety areas shall be marked with special information signs. Plots of land located within the boundaries of the safety areas shall not be taken from the owners of the plots of land, users of land, tenants and lessees of the plots of land and they shall be used by these persons in observance of the special legal regime established for these plots of land.

5. For the purpose of forming new and expanding the existing lands of specially preserved natural territories the governmental bodies of Russian regions are entitled to adopt decisions to reserve the lands supposed to be declared as lands of specially preserved natural territories, with these lands being later taken, in particular, by means of compulsory purchase, and to impose limitations on economic activity on them.

6. The land of state sanctuaries, national parks are in federal ownership and it shall be granted thereto for permanent (in perpetuity) use. Plots of land located within the boundaries of state sanctuaries and national parks shall not be subject to privatisation. In some cases it is permitted that plots of land of other users and also owners exist within the boundaries of national parks, with the activity of such users and owners not exerting a negative (harmful) effect on the land of the national parks and not breaking the regime of use of the land of the national sanctuaries and national parks. National parks shall enjoy a preferential right of acquiring the said land.

7. The following shall be prohibited on the land of federal-significance specially preserved natural territories:

- 1) the granting of gardening and summer cottage plots;
- 2) the construction of federal motor roads, pipelines, power transmission lines and other lines/pipelines and also the construction and operation of industrial, economic and housing facilities not relating to the operation of the specially preserved natural territories;
- 3) the traffic and parking of motor vehicles not relating to the operation of the specially preserved natural territories, passage of cattle outside of motor roads;
- 4) other types of activity prohibited by federal laws.

8. The territories of national parks shall be located on lands granted thereto for permanent (in perpetuity) use; national parks are hereby permitted to be located on lands of other users and also owners.

9. The declaration of lands as a state natural game reserve is permitted either involving taking, in particular, by means of compulsory purchase of lots of land from their owners, users of land, tenants or not involving it.

10. Plots of land occupied by natural complexes and objects declared in the established manner monuments of nature may be taken from the owners of these plots of land, users of land, tenants.

Article 96. The Land of Health Treatment and Rehabilitation Localities and Health Resorts

1. The land of health treatment and rehabilitation localities and health resorts are classified as specially preserved natural territories and it is intended for the purpose of medical treatment and leisure of citizens. This land shall incorporate lands possessing natural health treatment resources (sources of mineral water, mud, the natural brine of limans and lakes), favourable climate and other natural factors and conditions which are used or can be used to prevent diseases and to provide medical treatment to the people.

2. For the purpose of preserving favourable sanitary and ecological conditions for the organisation of disease prevention and treatment on the lands of territories of health treatment and rehabilitation localities and health resorts sanitary (mountain sanitary) safety districts shall be established in compliance with the legislation. the boundaries and regime of sanitary (mountain sanitary) safety districts of federal-significance health resorts shall be established by the Government of the Russian Federation.

3. Plots of land located within the boundaries of sanitary areas shall not be taken or purchased from the owners of the plots of land, users of land, tenants, lessees of the plots of land, except for cases when under the established sanitary regime a complete exclusion of the plots of land from alienability is envisaged (the first sanitary (mountain sanitary) safety area of health treatment and rehabilitation localities and health resorts). Plots of land in private ownership shall be subject to compulsory purchase from their owners in compliance with Article 55 of the present Code. The use of plots of land within the boundaries of the second and third sanitary (mountain sanitary) safety areas shall be limited in compliance with the legislation on specially preserved natural territories.

Article 97. Nature Conservation-Purpose Land

1. Nature conservation-purpose land shall include the lands of:

- 1) the water-safety areas of rivers and bodies of water;
- 2) restricted strips and fish spawning protective strips;
- 3) the forests performing protective functions;
- 4) anti-erosion, pasture-protection and field-protection plants;
- 5) other lands performing nature conservation functions.

2. A limited economic activity is permitted on nature conservation lands, given the observance of the land preservation regime established under federal laws, laws of Russian regions and regulatory legal acts of local government bodies.

3. Legal entities in whose interests plots of land are allocated with special conditions of use shall mark their borders with special information signs.

4. A special legal regime of land use shall be instituted within the boundary of nature conservation-purpose land imposing a limitation or ban on types of activity incompatible with the basic designated purpose of the land. Plots of land within the boundary of this land shall not be taken or purchased from the owners of the plots of land, users of land, tenants and lessees of the plots of land.

5. In the places of traditional residence and economic activities of small-numbered indigenous peoples of the Russian Federation and ethnic communities in the cases specified by federal laws on small-numbered indigenous peoples territories of traditional nature use of small-numbered indigenous peoples may be formed. The procedure for using natural resources in the said territories shall be established by federal laws and their boundaries shall be designated by the Government of the Russian Federation.

Article 98. Recreational-Purpose Land

1. Recreational-purpose land shall include land intended and used for the organisation of leisure, tourism, physical and health rehabilitation and sport activities of citizens.

2. Recreational-purpose land shall include plots of land where the following are located: rest houses, boarding houses, campings, physical activity and sports facilities, tourist bases, stationary and tent tourism and health rehabilitation camps, houses of the fisherman and hunter, children's tourist stations, tourist parks, forest parks, training tourist paths, routes, children's and sports camps, other similar facilities.

3. The use of training tourist paths and routes designated by agreement with the owners of plots of land, users of land, tenants and lessees of plots of land may be pursued on the basis of easements, with the said plots of land not being taken for use in that case.

4. Also recreational-purpose land shall include the land of suburban green zones.

5. Activities which do not comply with recreational land's designated purpose are prohibited on such land.

Article 99. Historical and Cultural-Purpose Land

1. Historical and cultural-purpose land includes the land of:

- 1) objects of cultural heritage of peoples of the Russian Federation (monuments of history and culture), in particular, objects of archaeological heritage;
- 2) sights of significance, in particular, the areas of historical procurement activities, manufacture and crafts;
- 3) places of military and civilian burial.

2. Historical and cultural-purpose land shall be used strictly in compliance with their designated purpose.

Alienation of historical and cultural-purpose land and activities out of compliance with their designated purpose are prohibited.

3. Plots of land classified as historical and cultural-purpose land shall not be taken from the owners of the plots of land, users of land, tenants and lessees of the plots of land, except for the cases established by the legislation.

On specific historical and cultural-purpose lands, in particular, the land of objects of cultural heritage subject to research and conservation any economic activity may be prohibited.

4. For the purposes of preserving the historical, landscape and city construction environment in keeping with federal laws, laws of Russian regions cultural heritage preservation areas shall be established. Within historical and cultural-purpose lands outside of the boundaries of the land of inhabited localities a special legal regimen of land use shall be instituted as prohibiting an activity incompatible with the basic purpose of the land. The use of plots of land not classified as historical and cultural-purpose land and located in the said preservation areas shall be determined by land use and construction rules in compliance with the requirements governing preservation of monuments of history and culture.

Article 100. Especially Valuable Land

1. Especially valuable land includes land on which there are natural objects and objects of cultural heritage of special scientific, historical and cultural value (typical or rare landscapes, culture landscapes, communities of plants, animals, rare geological formations, plots of land intended for pursuance of activities of scientific research organisations).

2. The owners of such plots of land, users of land, tenants and lessees of such plots of land are vested with the duty of preserving them. Information on especially valuable lands shall be entered in state land registry documents, the documents of state registration of rights to immovable property and deals in it and other documents certifying rights to land.

Chapter XVIII. Forestry, Water Stock Land and Reserve Land

Article 101. Forestry Land

1. Forestry land shall include forest land (land covered by forest plants and not covered by them but intended for the restoration thereof - clearings, burned-out forest, glades, openings etc.) - and non-forest lands intended for forestry purposes (cuttings, roads, marshland etc.).

2. The boundaries of forestry land shall be determined by means of discerning forestry land from lands of other categories in compliance with forest management materials. Information on the boundaries of forestry land shall be entered in the state land registry.

3. Exclusion from alienability of lands occupied by Group 1 forests for state or municipal needs shall be permitted only in the exceptional cases specified in Subitems 1 and 2 of Item 1 of Article 49 of the present Code.

4. Re-classification of forestry lands under other categories shall be effected in compliance with Subitem 1 of Item 1 of Article 8 of the present Code with the account taken of the environmental protection provisions of federal laws.

5. Non-forest lands of forestry land stock which temporarily are not used for forestry purposes may be leased by decision of the executive governmental body specified in Article 29 of the present Code for a term of up to five years for agricultural production purposes. The terms and conditions for

the use of such lands and limitations on the use thereof shall be established by contracts of lease of the plots of land.

6. the procedure for the use and preservation of the lands of forestry land stock shall be regulated by the present Code and the [forestry legislation](#).

Article 102. Water Stock Land

1. Water stock land includes land occupied by water facilities, the water safety areas of water facilities and also lands allocated for water intake strips and safety areas, hydraulic engineering structures and other water supply structures and facilities.

2. Water stock land may be used for the construction and operation of facilities making sure the general public's need for potable water, everyday service, health rehabilitation and other needs are met and also for water supply, agricultural, nature conservation, industrial, fishery, power production, transport and other state or municipal needs, given the observance of standards.

3. Safety areas shall be established for the purpose of protecting the sources of potable and non-potable water supply, with a special legal regime of land use being established in them.

4. The procedure for the use and preservation of water stock land shall be determined by the present Code and the [water legislation](#).

Article 103. Reserve Land

1. Reserve land includes state-owned and municipally-owned land which has not been granted to citizens or legal entities, except for the lands of the land re-distribution stock maintained in compliance with [Article 80](#) of the present Code.

2. The use of reserve land is permitted after their having been re-classified under another category.

President
of the Russian Federation

V. Putin

Moscow, the Kremlin