

**DECREE
OF THE PRESIDENT OF THE RUSSIAN FEDERATION
NO. 337 OF MARCH 7, 1996
ON THE REALIZATION OF THE CITIZENS' CONSTITUTIONAL
RIGHTS TO LAND
(with the Amendments and Additions of January 25, 1999)**

Decree of the President of the Russian Federation No. 250 of February 25, 2003 abolished this Decree

This Decree is abolished in connection with the coming into force of the [Land Code](#) of the Russian Federation No. 136-FZ of October 25, 2001

From the beginning of 1991, as a result of carrying out land reforms, about 40 million citizens of the Russian Federation have received ownership of land plots into, and 12 million villagers have become owners of land shares (of participation in land shares). However, many of the issues involved in the legal regulation of land relations have remained unresolved.

To provide for protecting the citizens' constitutional rights to land until the adoption of the Land Code of the Russian Federation, I hereby resolve:

1. To lay down that the land plots received by citizens before January 1, 1991, placed into their inherited life possession and use, including those above the maximum established size, and used by them for personal subsistence, for collective gardening, or for housing or country house construction, shall be rented by the citizens at their full size. It shall be prohibited to oblige the citizens possessing said land plots to sell or rent them out.

The Government of the Russian Federation shall introduce into the State Duma of the Federal Assembly of the Russian Federation, within a month's term, a draft Federal Law on securing the citizens' ownership of the land plots indicated in the present Item free.

2. The local self-government bodies shall increase, at the expense of their land shares (participation land shares), ultimate size of the land plots given to citizens for maintaining a personal subsistence economy, in order to consolidate the private sector.

3. The Government of the Russian Federation and the executive power bodies of the subjects of the Russian Federation shall be obliged:

- to take measures for completing in 1996 the issue to members of agricultural organizations and to other citizen;

- land owners - certificates on the right to own the land shares. These [certificates](#) shall be issued and registered free of charge;

- to provide for signing, in the course of 1996, contracts of the land plots' users, regardless of their forms of ownership, with all the owners of land shares;

- to conduct an explanatory work among the villagers on the rights of owners of land shares and on the ways of their use.

4. A land owner shall have the right, without obtaining the consent of other partners in share ownership:

- to transfer the land share by right of succession;

- to use the land share (with apportioning a land plot in kind) for maintaining a peasant (farmer's) or a personal subsistence economy;

- to sell the land share;

- to make a gift of the land share;

- to exchange the land share for a property share or for a land share in another economic zone;

- to pass transfer the land share (with apportioning a land plot in kind) in rent to peasants (farmers), to agricultural organizations, and to citizens maintaining personal subsistence;

See [Directions](#) on the Procedure for the Registration of Portion of Land Lease Contract, approved by the Land Reform Committee of Russia May 16, 1996

- to transfer the land share on terms of contract for rent and for life maintenance;
- to contribute the land share or the right to use this share into the authorized capital or into the share fund of an agricultural organization.

Said deals with land shares shall be performed in conformity with the laws of the Russian Federation, as well as with the provisions of the present Decree, with account for the obligations assumed by the owners of the land shares at earlier dates. The paid alienation of land shares shall be effected in observance of the rules stipulated by [Article 250](#) of the Civil Code of the Russian Federation.

On the procedure for realizing the rights of the owners of the land shares, see the [Decision](#) of the Government of the Russian Federation No. 96 of February 1, 1995

Land plots apportioned as land shares may be used only for producing out agricultural products. The goal-oriented use of these land plots may be modified in conformity with the laws of the Russian Federation.

[Decree](#) of the President of the Russian Federation No. 112 of January 25, 1999 excluded the last sentence from paragraph 1 of Item 5 of this Decree

5. To lay down that the giving of land shares in rent to agricultural organizations and to peasants (farmers), and the contributing of land shares or of the right to use them into the authorized capital of agricultural organizations shall be performed based on contracts signed between the land shares' owners and the agricultural organizations or the peasants (farmers). ~~The contracts shall be registered in the localities, in the established order, with the land resources and land management committees.~~

The Government of the Russian Federation shall provide for approving the model forms of the corresponding contracts within a month's term.

To lay down that the contracts of rent for land shares shall be concluded for a term of not less than three years. Lessors may be both individual owners and groups of owners of land shares.

In the passing of a land share into rent or into use, the land tax may be paid, by agreement with the owner, by the lessee or by the user.

The area of the agricultural use lands given in rent for producing agricultural products shall not be restricted.

6. To permit the local self-government bodies, upon an application by the owner, to redeem his land share in order to augment the land redistribution fund, and to pass (sell) it to legal entities and to citizens of the Russian Federation for producing agricultural products. The order and the terms for the redemption shall be laid down by the state power bodies of the subjects of the Russian Federation.

7. To permit the managers and specialists of the agricultural bodies, the agricultural specialists of the local self-government bodies and state power bodies of the subjects of the Russian Federation, as well as managers and specialists who have worked on collective and state farms and in the other agricultural organizations for not less than five years, to receive land plots into their ownership free of charge for maintaining peasant (farmer's) economies and for using them for other purposes in conformity with the laws of the Russian Federation, at the expense of unoccupied land shares on the terms stipulated for a free of charge transfer of land plots or land shares to citizens who are village commodity producers.

8. To lay down that, when transferring agricultural lands to the ownership of citizens and legal entities, overgrown land plots grown over with and other non-arable lands, situated between plots of productive lands within the boundaries of the allocated land area, shall be given into their ownership free of charge.

Lands which have become infertile shall be passed free of charge to citizens and to legal entities who are receiving land plots, for producing agricultural products, under the condition that they finance not less than 50 percent of the cost of the works, necessary to rehabilitate the lands.

9. The local self-government bodies shall direct to all owners of land shares, within a month from

the date of publishing the present Decree, notifications on the order for receiving certificates for the right of ownership of the land shares registered in conformity with the laws of the Russian Federation (for those who have not received them at an earlier date).

Unclaimed land shares, for which no applications have been filed for obtaining certificates for the right of ownership of the land shares, shall be passed to (left at) the disposal of the agricultural organizations, which use them for three years. If during this term the owner of said land share has not filed an application for obtaining a certificate for the right of ownership to the land share, and has not taken a decision on how to use the land share, then it shall be left in the use of the agricultural organization for another three years.

10. The executive power bodies of the subjects of the Russian Federation, jointly with the Committee of the Russian Federation for Land Resources and Land Management, shall provide for the management works in connection with the orderly distribution of land plots to peasants (farmers), agricultural cooperatives, other agricultural organizations, and personal subsistence economies, aimed at creating conditions for their voluntary cooperation in the sphere of production, processing, and sale of agricultural products, at rendering services, organizing the engineering development of the territory, and at raising the standard of the social and everyday services rendered to the population.

The location of a land plot, apportioned by way of land shares for setting up peasant's (farmer's) economies, an agricultural cooperative, other kinds of agricultural organizations, or a personal subsistence economy, or for the redemption of land shares by the local self-government bodies, shall be determined within a month's term by agreement between the owners of the land shares.

If disputes arise, then they shall be resolved by the local self-government body with the participation of the land resources and land management committees. In doing this, a rational organization (a compact distribution) of the territory shall be ensured, and the quality of the lands in the plot allocated shall not be worse than the average quality in the local area.

If land shares are redeemed for state or municipal needs, with the change of their goal orientation, in conformity with the laws of the Russian Federation, then the location of the land plot shall be determined on the grounds of the town development documentation or of the act on the selection of the land plot for the construction of the given object.

If the owner of a land share disagrees with the location of the land plot allocated to him, then the dispute shall be resolved in court.

11. The Government of the Russian Federation and the executive power bodies of the subjects of the Russian Federation shall provide for the timely financing of land management works, involved in the implementing of the present Decree.

It shall be laid down that the heads of the federal executive power bodies and of the executive power bodies of the subjects of the Russian Federation, which use the funds coming in from levying the land tax and the land rent for purposes not stipulated by the [Federal Law](#) on the Payment for Land, shall be held answerable for this in conformity with the laws of the Russian Federation.

President
of the Russian Federation
Moscow, the Kremlin

Boris Yeltsin