

FEDERAL LAW NO. 101-FZ OF JULY 24, 2002 ON FARM LAND TURNOVER (with the Amendments and Additions of July 7, 2003, June 29, October 3, December 21, 2004, March 7, July 18, 2005, February 5, 2007)

**Adopted by the State Duma on June 26, 2002
Endorsed by the Council of Federation on July 10, 2002**

Chapter I. General Provisions

Article 1. Scope of This Federal Law

1. This Federal Law will regulate relations connected with possession, use and disposal of land plots pertaining to farm land, will establish the rules and restrictions applicable to turnover of land plots pertaining to farm land and shares in common ownership of land plots pertaining to farm land - to transactions resulting in the rise or termination of rights to land plots pertaining to farm lands and to a share in common ownership of land plots pertaining to farm lands, will determine the conditions and terms of the allotment of land plots pertaining to farm lands which are in state or municipal ownership, as well as of their withdrawal for transfer under state or municipal ownership.

The operation of this Federal Law shall not extend to the land plots pertaining to farm lands which are allocated to citizens for building individual houses and garages, as personal subsidiary plots and country house plots, for gardening, cattle-breeding and truck farming, as well as to the land plots occupied by buildings, constructions and structures. Turnover of the said land plots will be regulated by the Land Code of the Russian Federation.

2. The legal regulation of relations regarding the turnover of land plots and shares in common ownership of land plots pertaining to farm lands shall be effected subject to the Constitution of the Russian Federation, the Land Code of the Russian Federation, the Civil Code of the Russian Federation, this Federal Law, other federal laws, as well as by other normative legal acts of the Russian Federation, adopted in compliance with them, and by laws of the subjects of the Russian Federation.

3. Turnover of farm land shall be based on the following principles:

- 1) preserving the purposeful use of land plots;
- 2) establishing maximum dimensions of the total area of agricultural lands which are situated on the territory of one municipal district and which may simultaneously be in ownership of a citizen and (or) of one legal entity;
- 3) preferential right of a subject of the Russian Federation or, in the instances established by the laws of a subject of the Russian Federation, of the municipal formation to the purchase of a land plot pertaining to farm land, in the event of its sale, except for instances of a public sale thereof;
- 4) preferential right of other parties to ownership in common of a land plot which is in ownership in common or of those using this land plot of an agricultural organization or of a citizen being a member of a peasant farm for purchasing a share in common ownership of a land plot pertaining to farm lands in the event of alienation for compensation of such share by a party to ownership in common;
- 5) establishing the specifics of allocating land plots pertaining to farm lands to foreign citizens, foreign legal entities, stateless persons, as well as to the legal entities in whose authorized (pooled) capital the share of foreign citizens, foreign legal entities and stateless persons exceeds 50 per cent;
- 6) Abolished.

4. Privatization of land plots pertaining to farm lands which are in state or municipal ownership shall be effected in the procedure established by this Federal Law, the Land Code of the Russian Federation and other federal laws. Privatization of the said land plots situated on the territory of a subject of the Russian Federation shall be effected from the moment established by laws of the subject of the Russian Federation.

There shall not be subject to privatization land plots pertaining to farm lands which are in state or municipal ownership and which are reindeer pastures in the Arctic regions and distant pastures.

5. Adoption by the subjects of the Russian Federation of laws and other normative legal acts containing additional rules and restrictions regarding the circulation of land plots pertaining to farm lands shall not be allowed.

6. Rules of other federal laws shall apply to the relations arising in the course of using land plots pertaining to farm lands in conformity to the purpose thereof and to land protection requirements which are not regulated by this Federal Law.

Article 2. Parties to the Relations Regulated by this Federal Law

1. Parties to the relations regulated by this Federal Law shall be citizens, legal entities, the Russian Federation, subjects of the Russian Federation and municipal formations.

2. The rights of foreign citizens, foreign legal entities, stateless persons, as well as of the legal entities in whose authorized (pooled) capital the share of foreign citizens, foreign legal entities and stateless persons exceeds 50 per cent, to land plots pertaining to farm lands shall be defined in compliance with this Federal Law.

Article 3. 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

Foreign citizens, foreign legal entities, stateless persons, as well as the legal entities in whose authorized (pooled) capital the share of foreign citizens, foreign legal entities and stateless persons exceeds 50 per cent, may only possess land plots pertaining to farm lands on a leasehold basis.

Article 4. Size Limits and Requirements Regarding the Location of Land Plots Pertaining to Farm Lands

1. The minimum dimensions of the newly formed land plots pertaining to farm land may be established by laws of the subjects of the Russian Federation in compliance with the requirements of land management laws of the Russian Federation.

It shall not be allowed to trade in land plots pertaining to farm land if such transactions result in forming new land plots whose dimensions and location do not meet the requirements established by this Article.

It shall not be allowed to apportion a land plot on account of a share (shares) in common ownership of a land plot from artificially irrigable farm lands and/or drained lands if the full-scale size land plot (on site) is less than the minimum limit size of a land plot for artificially irrigated agricultural lands and/or drained lands, established by the subjects of the Russian Federation in compliance with the requirements of land management laws of the Russian Federation.

The requirements of this Item shall not be extended to the cases of apportionment of a land plot to the account of a share (shares) in the right of joint property in the land plot for individual part-time farming or for peasant farming (farming) if their basic activity is represented by gardening, vegetable growing, flower growing, viticulture, seed growing, poultry farming, bee-keeping, fishing or other activity for the purposes of the output of agricultural products by making use of processes adaptable to land plots which are smaller than the minimum sizes established for land plots by the laws of the subjects of the Russian Federation.

The requirements of this point shall not extend to land plots formed with the aim of their requisition, including by purchase, for state or municipal needs and (or) the ensuing change of intended use on the basis of selection acts of land plots for construction and materials of the initial agreement of sites for objects and (or) territorial planning documents, documents on territorial planning and land usage.

2. The maximum size of the total area of land plots pertaining to farm lands, which are situated on the territory of one municipal district and may be in ownership of a citizen and (or) one legal entity, shall be established by laws of the subject of the Russian Federation as equal to at least 10 per cent of the total area of the agricultural lands located on the said territory at the time of allotment and (or) acquisition of such land plots.

Article 5. A Person's Duty to Alienate a Land Plot Pertaining to Farm Land or a Share in Common Ownership of a Land Plot Pertaining to Farm Land Which It May Not Have in Its Ownership

1. Where a person for reasons permitted by laws has got in his possession a land plot pertaining to farm land or a share in common ownership of a land plot pertaining to farm land and this entails a violation of the requirements of Article 3 and (or) Item 2 of Article 4 of this Federal Law, such land plot or share has to be alienated by the possessor thereof. Alienation of a land plot (a part of the land plot) or a share in common ownership of a land plot pertaining to farm lands acquired prior to entry of this Federal Law into force has to be effected within one year as of the date of this Federal Law's entry into force. Land plots or shares in joint ownership of a land plot pertaining to farm lands, acquired after entry of this Federal Law into force, shall be alienable within one year from the date of the rise of ownership of these land plots or of a share in joint ownership of the land plot. In the event of alienation of these land plots or shares in joint ownership of a land plot pertaining to agricultural lands, for a subject of the Russian Federation or, in the instances established by laws of a subject of the Russian Federation, for a municipal formation, the preferential right to making a contract of lease of these land plots or of the land plots allotted on account of land shares shall enjoy the persons alienating these land plots or land shares.

If in the event of violating the requirements of Article 3 and/or Item 2 of Article 4 of this Federal Law the possessor does not alienate the land plot or the share in common ownership of a land plot pertaining to farm lands within the time period established by this Item, the body that carries out the state registration of rights to real estate and transactions in it shall be obliged to notify the state power body of the subject of the Russian Federation of it in writing.

2. The state power body of a subject of the Russian Federation within one month as of the date when it came to know about the violation of the requirements of Article 3 and/or Item 2 of Article 4 of this Federal Law shall be obliged to lodge an application with a court for forcing such possessor to sell the land plot or the share in common ownership of a land plot pertaining to farm land by way of a public sale (tender, auction sale).

3. In the absence of a person who has expressed his wish to acquire a land plot or a share in joint ownership of a land plot pertaining to farm lands, this land plot or this share must be acquired by the subject of the Russian Federation or, in the cases established by the laws of a subject of the Russian Federation, by a municipal formation at the market price thereof, provided that it does not exceed the current market price in the given locality.

Article 6. Forced Withdrawal of Land Plots Pertaining to Farm Lands and Termination of Ownership Thereof

1. Possessors of land plots, land users, land owners and tenant farmers having land plots pertaining to farm lands shall be obliged to use such land plots according to the purpose of this category of lands and allowed use thereof in the ways which shall not cause damage to the land as an object of nature, including degradation, contamination and cluttering up of land, poisoning, spoiling and elimination of the fertile soil layer thereof and other negative (harmful) effects caused by economic activities.

The scope of damage caused to environment, including land as an object of nature, shall be determined on the basis of normative standards regarding environment protection in compliance with Federal Law No. 7-FZ of January 10, 2002 on Environmental Protection.

2. The permanent (termless) ownership, life heritable tenure and right to timed gratuitous use of a land plot pertaining to farm lands may be forcibly terminated for the reasons and in the procedure established by the Land Code of the Russian Federation. The lease of a land plot pertaining to farm lands shall be forcibly terminated in compliance with the requirements of the Land Code of the Russian Federation and the Civil Code of the Russian Federation.

3. A land plot pertaining to farm lands may be forcibly ejected from its possessor judicially, in the event of its improper use or failure to use it for the right purpose within three years. Instances of improper use of a land plot pertaining to farm lands shall be determined in compliance with the Land Code of the Russian Federation.

An application for forced ejection of a land plot pertaining to farm lands from the possessor thereof, in the event of its improper use or failure to use it for the right purpose within three years, shall be lodged with court by a state power body of a subject of the Russian Federation or, in the instances established by the laws of a subject of the Russian Federation, by a local self-government body.

Article 7. Pledging Land Plots Pertaining to Farm Lands

Land plots pertaining to farm lands shall be put in pledge under Federal Law No. 102-FZ of July 16, 1998 on Mortgage (Pledge of Real Estate).

Chapter II. Specifics of Turnover of Land Plots Pertaining to Farm land

Article 8. Purchase and Sale of Land Plot Pertaining to Farm Land

1. When selling a land plot pertaining to farm lands, a subject of the Russian Federation or, in the instances established by the laws of a subject of the Russian Federation, the municipal formation shall enjoy the preferential right to purchase such land plot at the selling price thereof, except for instances of its public sale.

2. The seller of a land plot pertaining to farm lands shall be obliged to notify in writing the supreme executive state power body of the subject of the Russian Federation or, in the instances established by laws of the subject of the Russian Federation, the local selfgovernment body, on the intention to sell the land plot indicating the price, size and location thereof, as well as the time period upon whose expiry accounts must be mutually settled. The time period for making mutual settlements under such transactions may not exceed ninety days.

3. Where a subject of the Russian Federation or, under the laws of a subject of the Russian Federation, a municipal formation refuses to purchase, or does not notify the seller in writing on the intent to purchase, the land plot offered for sale, within thirty days as of the date of receiving a notice on it, the seller thereof shall be entitled within a year to sell the land plot to a third person at the price that must not be lower than the one indicated in the notice on the price thereof.

When selling a land plot at a price lower than the one previously declared, or with the alteration of other essential terms and conditions of the contract, the seller shall be obliged to direct a new notice of it according to the rules established by this Article.

4. A transaction of sale of a land plot made in defiance of the preferential right of purchase shall be deemed null and void.

Article 9. Leasing Land Plots Pertaining to Farm Land

1. There may be granted on lease land plots pertaining to farm land, including land plots in common ownership which are registered in the state land cadastre.

2. In the event of granting on lease a land plot pertaining to farm lands which is in common ownership, the land plot lease contract shall be made either with parties to the common ownership, or with the person acting on the basis of letters of attorney granted to him by parties to the common ownership and certified by an official of the local selfgovernment body or attested by a notary.

3. A lease contract regarding a land plot pertaining to farm land may be made for a term of forty nine years at the most.

The minimum term of lease of a land plot pertaining to agricultural lands shall be established by the laws of a subject of the Russian Federation, depending on the permitted use of the agricultural lands granted on lease.

4. A lease contract for a land plot pertaining to farm land may stipulate that a leasable land plot shall be transferred under the ownership of a leaseholder upon the expiry of the lease term or prior to the expiry thereof on condition of the leaseholder's paying the total buying-out price provided for by the contract subject to the specifics established by Articles 8 and 10 of this Federal Law.

5. If not otherwise provided for by laws or by a lease contract, a leaseholder who has properly discharged his duties shall have preferential right, provided that other conditions are equal, on the expiry of the lease contract to make a lease contract for a new term.

6. The area of land plots pertaining to farm land, which can be simultaneously granted by lease to one leaseholder, shall not be limited.

7 Abolished.

8. Where a leaseholder encumbers his right of lease of a land plot within the term of validity of the contract of lease, the consent of the parties to ownership thereof in common shall not be required, if not otherwise provided for by the contract of lease of the land plot.

Article 10. Allocation into the Ownership of Citizens and Legal Entities or Granting to Them of Lease Land Plots Pertaining to Farm Land Which Is in State or Municipal Ownership

1. Land plots pertaining to farm land which is in state or municipal ownership shall be allocated into the ownership of citizens and legal entities by way of holding a public sale (tender, auction sale) thereof.

This rule shall not extend to the instances provided for by Item 4 of this Article.

2. Land plots pertaining to farm lands which are in state or municipal ownership shall be granted on lease in the procedure established by Article 34 of the Land Code of the Russian Federation, if there is only one application for granting on lease the land plots pertaining to farm lands and on condition of first announcing in advance in the mass media, determined by the subject of the Russian Federation, on the presence of land plots offered for such transfer. In so doing, it shall be only allowed to decide on granting land plots on lease on condition that within one month as of the date of publishing the information no other applications for it have been received. The provisions of this Item shall not extend to the instances provided for by Item 5 of this Article.

Where there are two or more applications for granting by lease land plots pertaining to farm lands filed, such land plots shall be granted by lease by way of holding a public sale (tender, auction sale).

3. Public sales (tenders, auction sales) of land plots pertaining to farm lands, as well as of the right to make lease contracts regarding land plots shall be arranged and held under Article 38 of the Land Code of the Russian Federation.

4. A land plot, granted on lease to a citizen or a legal entity, may be acquired by such leaseholder at the current market price thereof in a given locality or at the price established by the laws of a subject of the Russian Federation, upon the expiry of three years as of the time of making the lease contract on condition of proper use of this land plot.

A decision on allotting a land plot for ownership or on the refusal to allot it for ownership must be rendered within thirty days, as of the date of lodging by such leaseholder an application in writing with the executive state power body of a subject of the Russian Federation or the local self- government body entitled to allot appropriate land plots within the scope of their authority.

Agricultural lands allotted to agricultural organisations with the right of permanent (termless) use, may be allotted, in accordance with Article 28 of the Land Code of the Russian Federation, to individuals

with the right of joint property free of charge in the cases stipulated by the laws of the subjects of the Russian Federation.

The list of the groups of individuals entitled to a land plot and the procedure for the determination of the size of a land plot shall be established by the law of the subject of the Russian Federation.

Land plots of the land redistribution stock shall be leased to individuals and legal entities and also transferred to their ownership on a remunerative basis or free of charge in the cases established by the federal laws and the laws of the subjects of the Russian Federation.

Land plots from the lands of agricultural purpose granted to religious organisations on the right of permanent (unlimited) use, in accordance with Article 28 of the Land Code of the Russian Federation may be granted to religious organisations into ownership in the cases stipulated by laws of the entities of the Russian Federation.

5. Land plots pertaining to farm lands which are in state or municipal ownership may be allocated on lease to religious organizations (associations), Cossack associations, research organizations, agricultural educational institutions, communities of minority small peoples of the North, Siberia and Far East of the Russian Federation for making agricultural products, for preservation and development of their traditional way of life, for management, hunting and fishing of minority peoples of the North, Siberia and Far East of the Russian Federation, to citizens for mowing and pasturing, in the procedure established by Article 34 of the Land Code of the Russian Federation.

With this, buying out a leasable land plot for ownership shall not be allowed.

6. Land plots pertaining to farm lands which are reindeer pastures in the Arctic regions, distant pastures and which are in state or municipal ownership may only be granted to citizens and legal entities on lease for a term of at least five years.

7. Agricultural organizations, as well as citizens engaged in running a peasant farm, shall acquire the ownership of the land plots or the right of lease of the land plots which they have in their permanent (termless) ownership or in life heritable tenure in compliance with Federal Law No. 137-FZ of October 25, 2001 on Putting into Operation the Land Code of the Russian Federation. Agricultural lands shall be acquired for ownership at the price established by the laws of a subject of the Russian Federation that may not exceed 20 per cent of the cadastral value of the agricultural lands.

Article 11. Inheriting Land Plots Pertaining to Farm Land

Where the acceptance of inheritance has led to violation of the requirements established by Articles 3 and/or 4 of this Federal Law, the requirements established by Article 5 of this Federal Law shall be applicable to the heirs.

Chapter III. Specifics of Circulation of Shares in Common Ownership of Land Plots Pertaining to Farm land

Article 12. Specifics of Dealing in Shares of Joint Ownership of Land Plots Pertaining to Farm Lands

1. The rules of the Civil Code of the Russian Federation shall be applicable to dealing in shares of joint ownership of land plots pertaining to farm lands. Where the number of parties to joint ownership of a land plot pertaining to agricultural lands exceeds five, the rules of the Civil Code of the Russian Federation shall apply subject to the specifics established by this Article, as well as by Articles 13 and 14 of this Federal Law.

Such party to common ownership shall be entitled at the discretion thereof without allotting a land plot on account of his land share to bequeath his land share, contribute it to the authorized (pooled) capital of the agricultural organisation using the land plot in common ownership, to transfer his land share under trust management or to sell or present it to another party to the common ownership, as well as to the agricultural organization or the citizen being a member of the peasant farm using the land plot in common ownership. A party to common ownership shall be only entitled to dispose of its land share at its own discretion in any other way after allotting the land plot on account of its land share.

Contribution of a land share to the authorised (pooled) capital of the agricultural organization using a land plot in common ownership, its transfer under trust management, its bequeathing or allotting on account of a land share shall be effected on the basis of the documents, certifying the ownership of the land share in compliance with Article 18 of this Federal Law, without the state registration of the ownership of the land share resulting from privatization of agricultural lands.

2. Where a party to common ownership of a land plot pertaining to agricultural lands sells its share without allotting a land plot on account of its land share to another participant of the common ownership, as well as to the agricultural organization or to the citizen being a member of the peasant farm using the land plot in common ownership, it shall not be required to notify other parties to common ownership on its intent to sell its land share.

3. The transactions in respect of land shares provided for by this Article may be made on the basis of the power of attorney issued by a party to common ownership to another party to common ownership or to other person and certified by an official of the local self government body or attested by a notary.

Article 13. Allotment of Land Plots on Account of Shares in Common Ownership of a Land Plot Pertaining to Farm Lands

1. A party or parties to common ownership of a land plot shall be entitled to demand the allotment of a land plot pertaining to farm lands on account of its land share or their land shares for setting up and expansion of the individual part-time farming unit and of the peasant farm and also for leasing the land plot and for the disposal thereof in any other ways, if it is in keeping with the requirements of Article 4 of this Federal Law.

2. The location of the land plot allotted on account of a land share shall be determined by a party to common ownership in compliance with a decision of a general meeting of parties to the common ownership, when endorsing the boundaries of the part of the land plot in common ownership which is intended for allotment of land plots in the first turn on account of land shares in compliance with Article 14 of this Federal Law.

A land plot allotted on account of a land share shall be formed on the basis of this decision of a general meeting of parties to common ownership.

3. Where a general meeting of parties to common ownership has not endorsed the boundaries of the part of the land plot in common ownership which is intended for allotment of land plots in the first turn on account of land shares in compliance with Article 14 of this Federal Law, a party to common ownership of the land plot pertaining to farm lands shall be obliged to notify in writing on its intent to allot a land plot on account of its land share the other parties to the common ownership or to publish an information in the mass media determined by the subject of the Russian Federation, indicating the supposed location of the land plot to be allotted on account of its share of the land plot.

The said notice and information must contain a description of the location of land plot to be allotted on account of the land share allowing to determine the boundaries thereof on the ground, as well as an instruction that it is necessary to direct in writing objections of the other parties to common ownership in respect of the location of this land plot to the party to the common ownership demanding the allotment of the land plot on account of its land share or to the representative of the party to the common ownership specified in the notice.

The size of the land plot allotted on account of a land share shall be determined on the basis of the data indicated in the documents certifying the ownership of the land share. With this, a party to common ownership of a land plot pertaining to farm lands shall be entitled to allot on account of its land share a land plot whose area is more or less that the one shown in the documents certifying the ownership of the land share, if the area of the land plot to be formed is increased or decreased within the limits of the cadastral value established for the agricultural lands within which the said land plot is formed.

4. If within thirty days, as of the date of proper notification of parties to common ownership of a land plot pertaining to farm lands in compliance with Item 3 of this Article objections of the other parties to common ownership in respect of the location of the land plot allotted on account of a land share are not received, the offer concerning the location of such land plot shall be deemed agreed.

Disputes regarding the location of a land plot to be allotted shall be settled by parties to common ownership in the conciliatory procedures to be conducted in the order established by a subject of the Russian Federation.

In the event of failure to reach an agreed decision, disputes concerning the location of the land plot to be allotted shall be considered by court.

5. The land shares whose owners do dispose of them within three and more years as of the time of acquiring the ownership of a land share (unclaimed land shares) shall be allotted to form the land plot into which shall be included in the first turn unused land plots and lands plots of lower quality with an assessment of their cadastral value.

This land plot shall be formed on the basis of the appropriate decision of a subject of the Russian Federation or, in the instances established by the laws of a subject of the Russian Federation, on the basis of the appropriate decision of a municipal formation.

A general meeting of parties to common ownership shall be entitled to decide on the location of the part of the land plot in common ownership whose area is equal to the total area of unclaimed land shares.

A report on unclaimed land shares shall be published in the mass media determined by a subject of the Russian Federation indicating the owners thereof.

If the owners of the unclaimed land shares, on account of whose allotment a land plot must be formed, do not declare their will to enjoy the rights of parties to the common ownership thereof within ninety days as of the date of publishing the said report, the boundaries of this land plot shall be established.

A subject of the Russian Federation or, in the instances established by the laws of a subject of the Russian Federation, a municipal formation shall be entitled to file an application with court for recognising the ownership of the subject of the Russian Federation or of the municipal formation in respect of this land plot.

Article 14. Specifics of Determining a Procedure of the Order for Possession and Use of a Land Plot in Common Ownership

1. A decision on the procedure for possession and use of a land plot in common ownership shall be rendered by a general meeting of parties to the common ownership.

Parties to common ownership of a land plot pertaining to farm lands shall be notified on holding a general meeting of the parties to the common ownership at the latest thirty days before the date of holding it in writing (by post cards or letters) or by way of placing the appropriate announcements on the notice boards situated on the territory of the municipal formation at the location of the land plot in common ownership or by way of publishing reports in the mass media determined by a subject of the Russian Federation.

1.1. A general meeting of parties to common ownership shall be held on the proposal of the agricultural organization using this land plot or on the proposal of a party to common ownership of this land plot. The local self-government body at the location of a land plot in common ownership shall be entitled to propose to the agricultural organization using this land plot to call a general meeting of parties to common ownership of the land plot.

A general meeting of parties to common ownership shall be deemed authorized, if the parties to common ownership of this land plot, constituting at least 20 per cent of the total number thereof or possessing more than 50 per cent of shares in common ownership of this land plot, attend it. A decision thereof shall be deemed adopted, if the parties to common ownership of this land plot, attending this meeting and possessing in the aggregate over 50 per cent of shares in common ownership of this land plot against the total number of shares possessed by the parties to common ownership of this land plot attending such meeting, vote for it. An adopted decision shall be legalised by a record.

A list of the parties to common ownership of this land plot with the indication of the requisite elements of the documents certifying their rights to the land shall be attached to a record of the general meeting of the parties to common ownership. The said record shall be issued in three copies, one of them to be kept by the chairman of the general meeting of parties to common ownership, the second one to be kept by the person that has proposed to hold this meeting and the third one to be kept by the local self-government body at the location of the land plot in common ownership.

1.2. A decision of a general meeting of parties to common ownership shall determine the following:

terms of granting the land plot in common ownership on lease, of its contributing to the authorised (pooled) capital or transferring under trust management;

location of the part of the land plot in common ownership within whose boundaries land plots on account of land shares are allotted in the first turn;

location of the part of the land plot in common ownership within whose boundaries unclaimed land shares are located;

location of the part of the land plot in common ownership within whose boundaries land plots on account of land shares for granting such land plots on lease are allotted;

location of the part of the land plot in common ownership within whose boundaries the land plots on account of land shares for contribution of such land plots to the authorised (pooled) capital are allotted;

location of the part of the land plot in common ownership within whose boundaries the land plots on account of land shares for transfer of such land plots for trust management are allotted.

2. The lease, purchase-and-sale or another transaction for the land plot of the lands of agricultural designation which is owned in common shall be closed either by the participants in ownership in common or by the person acting on the basis of the powers of attorney issued to him by the participants in ownership in common.

If no agreement has been reached by the participants in ownership in common on closing the said transaction, a part of the participants in ownership in common who have expressed their disagreement with the closure of the said transaction shall be authorised to apportion the land plot or land plots to the account of their shares in compliance with the rules established by Article 13 of this Federal Law and dispose of the apportioned land plot at their discretion.

Chapter IV. Transient and Final Provisions

Article 15. Concept of Land Share

A land share obtained in the process of privatization of farm lands prior to entry of this Federal Law into force shall be a share in common ownership of land plots pertaining to farm land.

Article 16. Regulating the Relations Connected with the Lease Contracts Regarding Land Shares Which Are Made Prior to the Entry of This Federal Law into Force

1. Lease contracts regarding land shares made prior to the entry of this Federal Law into force have to be brought into accord with the rules of the Civil Code of the Russian Federation and Item 2 of Article 9 of this Federal Law within six years as of the date of this Federal Law's entry into force.

2. Where the lease contracts regarding the land shares which are indicated in Item 1 of this Article are not brought into accord with the rules of the Civil Code of the Russian Federation and Item 2 of Article 9 of this Federal Law within six years as of the date of this Federal Law's entry into force, the rules of property trust management contracts shall be applicable to such contracts. Registration of such contracts shall not be required.

3. Such contracts of lease may be brought into accord with the said rules on the basis of the letter of attorney issued by a party to common ownership to another party to the common ownership or to other person and certified by an official of the local self-government body or attested by a notary.

Article 17. Determining on Site the Boundaries of Land Plots in Common Ownership Pertaining to Farm Land

Parties to common ownership which have obtained land shares for ownership in the process of privatization of farm land shall be obliged to ensure the determination on site of the boundaries of land plots in common ownership pertaining to farm land in compliance with land management requirements.

Article 18. Documents Certifying the Right to a Land Share

Land share ownership certificates issued prior to the entry into force of Federal Law No. 122-FZ of July 21, 1997 on the State Registration of Rights to Real Estate and of Transactions with It and, in the absence thereof, extracts from decisions of local self-government bodies on the privatization of farm land rendered prior to the entry into force of the said Federal Law which certify the ownership of a land share shall be as legally effective as entries to the Unified State Register of Rights to Real Estate and of Transactions with It.

Article 19. Entry of this Federal Law into Force

This Federal Law shall enter into force six months after the official publication thereof.

Article 19.1. Application of Individual Provisions of this Federal Law

1. If as of the day of the entry into effect of this Federal Law no law was adopted by the subject of the Russian Federation providing guarantees for carrying this Federal Law into effect, the following rules shall be applied on the territory of such a subject of the Russian Federation:

1) privatisation of land plots of the lands of agricultural designation, stipulated by Item 4 of Article 1 of this Federal Law, shall be carried out from January 1, 2004:

2) the minimum sizes of land plots of the lands of agricultural designation, stipulated by Item 1 of Article 4 of this Federal Law, shall be equated to the minimum sizes of land plots established in accordance with Article 33 of the Land Code of the Russian Federation for peasant farming (farming);

3) the maximum size of the total area of agricultural lands, which is stipulated by Item 2 of Article 4 of this Federal Law, shall be established in the amount of 10% of the total area of the agricultural lands within the borders of one municipal district;

4) the powers of the subjects of the Russian Federation, stipulated by Item 3 of Article 5, Item 3 of Article 6, Item 1 of Article 8, Item 2 of Article 12 and Item 3 of Article 13 of this Federal Law, shall belong to the sphere of jurisdiction of the top executive body of the subject of the Russian Federation;

5) mass media which shall carry information, as stipulated by Item 2 of Article 10, Item 2 of Article 12, Item 1 of Article 13 and Article 14 of this Federal Law, shall be represented by the source of official publication of the decrees of the authorities of the subject of the Russian Federation and/or by the source of official publication of the decrees of the local self-government bodies at the place of location of the land plot.

2. The provisions of this Article shall operate pending the entry into effect of the law of the subject of the Russian Federation regulating the said legal relations.

Article 20. Bringing Normative Legal Acts into Accord with this Federal Law

1. The President of the Russian Federation and the Government of the Russian Federation shall bring the normative legal acts thereof into accord with this Federal Law.

2. The Government of the Russian Federation within six months shall adopt normative legal acts aimed at the realization of this Federal Law.

President of the Russian Federation

V. Putin

The Kremlin, Moscow