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On 1.07.2021, the process of selling agricultural lands under moratorium was launched in Ukraine

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Land Reform: since July 1, 2021

1

Prohibition to sell state-owned & municipal agricultural lands

2

Since 01.07.2021, agricultural land market was launched for citizens of Ukraine

Since 01.01.2024, it will be launched for legal entities

3

Non-residents may acquire agricultural land plots, provided only that such deals are adopted by the All-Ukrainian referendum

4

Pledge of agricultural land under moratorium by the Ukrainian bank: the mechanism is launched

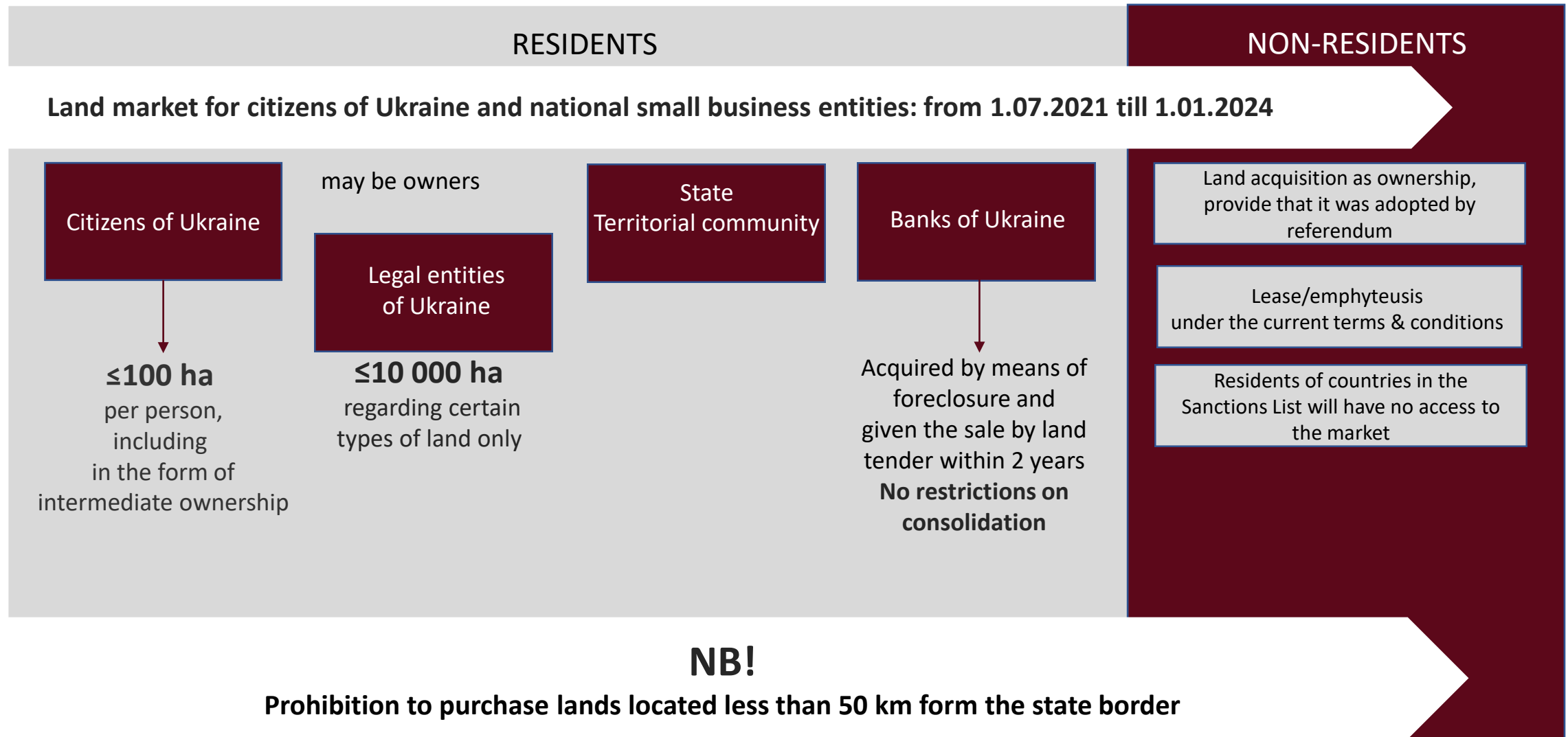
5

Cancelling prohibition to change designated purpose of land plots under moratorium

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Terms and conditions for agricultural land use:



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Requirements for sale & purchase transactions:

1



SOLELY CASHLESS
PAYMENT

2



VERIFYING THE
ORIGIN OF FUNDS

3



VERIFYING THE DEAL
AND *THE BUYER* BY
NOTARY *FOR*
COMPLIANCE WITH
LAW

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Legal effects of law violation: either for scope of persons entitled to purchase or for consolidation



Recognizing the deal as invalid and land plot seizure under the court decision, followed by reimbursement of its cost under the land tender results, excluding expenses.

We recommend:

- 1 To get prepared to the deal: first of all, to held land inventory (land plot boundaries on site).
- 2 To verify the data entered into registers and documents on land title.
- 3 To mitigate lease/emphyteusis risks (i.e. to verify the preemptive right and its proper registration, validity term, the terms for its renewal & termination).
- 4 To verify compliance with requirements either for land owner or for corporate business structure.



What do we offer?

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1

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Due Diligence of the land plot: i.e. audit aimed at assessment of the project investment attractiveness. It includes the following:

- Verifying lawfulness of the grounds for land ownership/use;
- Verifying correctness of land plot execution, as well as the required set of documents;
- Verifying transactions regarding land plot: history of sales, transfer of the right on use;
- Assessment of compliance with procedures prescribed by law, namely valid restrictions on land plot, lawfulness of changing designated purpose;
- Legal expertise of the options to change land plot designated purpose;
- Analysis of the options to terminate land lease agreement;
- Risk assessment related to changing the rental payment amount.

2

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Executing title on land:

- Legal support at all stages of the deal: from drafting agreement up to registration of title/lease on land plots (other rights of use);
- Engagement in the Client's interests under land tender, followed by full legal support of the deal.

Legal support of the deals upon land plots:

Drafting and legal support:

- Land Lease Agreement;
- Land Sale & Purchase Agreement;
- Donation Agreement;
- Exchange Agreement;
- Pledge Agreement;
- Land Servitude Agreement;
- Superficies Agreement;
- Emphyteusis Agreement.

3

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Legal support during scheduled/unscheduled inspections by the State Service of Survey, Mapping and Cadaster

- Legal support during inspection;
- Preparation to the inspection;
- Contesting the inspection results.

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