

**On privatization of land plots, occupied by buildings and constructions of legal persons and citizens**

With a view of further expansion and increasing a role of a private property in economy, creations of favorable conditions for development of business and strengthening the legal guarantees of a private business, ensuring target and an effective use of land plots, occupied by the privatized enterprises, as well as creation of powerful incentives for the development of housing and mortgage market:

1. To establish the order according to which, from January 1, 2007 legal persons-residents of the Republic of Uzbekistan are entitled to privatize land plots on which buildings and constructions are located, which are owned on the basis of property rights or are being privatized now, objects of an industrial infrastructure, and also the land plots, adjoining to them in the sizes, necessary for carrying out the industrial activity, in view of technological processes applied, town-planning norms and rules.

Privatization of land plots, stipulated in the present item, is carried out on a voluntary basis, proceeding from the market cost, with registration of the property right in the order, established by the legislation.

2. To determine, that the land plots, which have not been privatized according to the item 1 of the present Decree, but they are being used on the permanent base by legal persons-residents of the Republic of Uzbekistan, are a subject to be re-registered on the base of a long-term lease right for the period of fifty years, but not less than thirty years till January 1, 2008.

The long-term lease right can be terminated, or the area of the lease land plot can be reduced before the expiry date, specified in the contract, in the cases, stipulated by land legislation.

3. From January 1, 2008 to give the citizens-residents of the Republic of Uzbekistan the right to privatize the land plots, allocated to them for individual housing construction and maintenance of dwelling house.

Thus, land plots, allocated for individual housing construction and maintenance of dwelling house are privatized in the following order:

On a voluntary basis by the citizens, having land plots on the basis of permanent use rights, or lifelong inherited possession, within the borders and sizes actually occupied by the moment of issue of the present Decree and indicated in the cadastral documents, given out in the established order;

At realization of land plots under individual housing construction on auction basis in the sizes, established by the legislation, with the subsequent state registration of property right in the established order.

Without fail if the individual dwelling house is sold or donated (except for close relatives) under the agreement of both sides: either by the person, alienating or by the person, purchasing the real property.

4. To establish, that:

Privatization of land plots, granted for individual housing construction and maintenance of dwelling house, in borders and sizes established by the cadastral documents, is carried out definitely at the market prices;

The cost, earlier paid by citizens on getting of land plots for individual housing construction and maintenance of dwelling house, is set off at definition of the payment size for privatization of land plots, based on the results of auction;

The privatized land plots are not limited in handling conveyancing, including transactions on sale and purchase, exchange, donation, inheritance, transfer to use (lease), they can be the subject of mortgage, including reception of credit in banks and other credit institutions.

5. Till October 1, 2007 State Committee of the Republic of Uzbekistan on land resources, geodesy, cartography and state cadastre together with Council of Ministers of the Republic of Karakalpakstan, regional khokimiyats, cities and districts and other structures concerned to develop and approve a cadastre of agricultural land as a basis for definition of market prices in privatization of land plots, occupied by buildings and constructions of legal persons and citizens.

6. State Property Committee, Goscomzemgeodescadastre, State Committee on Architectural Building, Ministry of Finance, Ministry of Economics, State Committee on Demonopolization, and Ministry of Justice of the Republic of Uzbekistan to develop and submit for approval to the Cabinet of Ministers of the Republic of Uzbekistan till October 1, 2006:

Regulations on the order of privatization and definition of market cost of land plots under buildings and constructions pertained to legal persons;

Regulations on the order of delimitation of land plots under buildings and constructions, and sites adjoining to them, necessary for realization of industrial activity;

Regulations on the order of privatization and definition of market cost of land plots, granted for individual housing construction and maintenance of an apartment house;

Regulations on the order of granting the land plots for lease.

7. To determine, that the financial means acting from privatization of land plots, completely act in the state budget and transfer at a rate of 80 % - to the republican budget and 20 % - to the respective local budgets, with target use for the development of infrastructure and land improvement. Thus, not less than 3 % of means acting in the republican budget from privatization of land plots, are allocated to cover the charges on inventory, development and updating of general plans and schemes of an engineering infrastructure, formation of cadastres and economic zoning of land.

8. Ministry of Justice together with Ministry of Economics, Ministry of Finance RoU, other ministries and departments concerned to make proposals on alterations and additions in legislation, resulted from the present Decree within a month.

9. The control over the execution of the present Decree is imposed on the Prime-Minister of the Republic of Uzbekistan Mr. Mirziyeev S.M.

President  
of the Republic of Uzbekistan

I. Karimov

Tashkent

Resolution of the Cabinet of Minister of the Republic of Uzbekistan

#147 dd. July 26, 2006

**About realizing the Presidential Decree of the Republic of Uzbekistan from July 24, 2006 #UP-3780 «On privatization of land plots, occupied by buildings and constructions of legal persons and citizens»**

In the purpose of realizing the Presidential Decree of the Republic of Uzbekistan № UP-3780 «On privatization of land plots, occupied by buildings and constructions of legal persons and citizens» and with a view of realizing the necessary organizational-legal measures on conducting the privatization of land plots under buildings, constructions and individual dwelling houses the Cabinet of Ministers resolves to:

1. Till December 1, 2006 the Council of Ministers of the Republic of Karakalpakstan, regional khokimiyats, cities and districts together with Goscomzemgeodescadastre to carry out the inventory of:  
Land plots, granted to possess, use or lease, with definition of end purpose according to the requirements of land legislation;  
Land plots in settlements, as well as territories adjoining to them, in view of formation of available land of individual housing construction, including due to the free and land of enterprises, organizations and establishments which is unoccupied or inefficiently used.  
Based on inventory results to make updating the general plans, schemes of an engineering infrastructure of settlements in view of allocation of blocks of individual housing construction together with State Committee on Architectural Building of the Republic of Uzbekistan.  
If land owners and land users violate the land legislation, to withdraw the land plots in cases and the order, established by the legislation, with the subsequent granting to the persons, who have conceived a desire to use these plots for industrial activity.
2. Ministry of Economics together with Ministry of Finance, Goscomzemgeodescadastre and State Committee on Architectural Building to determine economic zone of available land till December 1, 2006.
3. To determine, that in cases of land plots' transfer, eligible as collateral, to banks and other credit institutions in the established order, they are obliged to put up these land plots for purchase not later than 6 months from the moment of property rights transfer.
4. Ministry of Finance, Ministry of Economics, State Tax Committee of the RoU till October 1, 2006 to introduce to the Cabinet of Ministers the proposals on taxation of privatized land plots as well as on the size of rental payment for land plots to be leased.
5. The control over the execution of the present resolution is imposed upon the Prime-Minister of the RoU Mr. Azimov R.S.

Prime-Minister  
of the Republic of Uzbekistan

S. Mirziyev