

Text consolidated by Valsts valodas centrs (State Language Centre) with amending laws of:

30 June 2005 [shall come into force from 1 September 2005];

17 July 2008 [shall come into force from 13 August 2008];

12 June 2009 [shall come into force from 1 July 2009];

17 June 2010 [shall come into force from 1 July 2010];

5 May 2011 [shall come into force from 1 June 2011];

15 November 2012 [shall come into force from 14 December 2012];

12 September 2013 [shall come into force from 1 January 2014];

16 January 2014 [shall come into force from 1 February 2014].

If a whole or part of a section has been amended, the date of the amending law appears in square brackets at the end of the section. If a whole section, paragraph or clause has been deleted, the date of the deletion appears in square brackets beside the deleted section, paragraph or clause.

The *Saeima*¹ has adopted and
the President has proclaimed the following Law:

On Completion of Land Reform in Cities

Section 1.

(1) This Law prescribes the procedures for the completion of land reform in cities, as well as for adjustment of the rights of use of land and the property relationship and examination of disputes in issues related to land reform until the completion thereof.

(2) The norms of this Law shall be applicable if it has not been laid down otherwise in the Law On Completion of State and Local Government Property Privatisation and Utilisation of Privatisation Certificates.

[30 June 2005]

Section 2.

(1) Until 1 March 1999 Latvian citizens – owners of a residential building or users of an orchard to whom land has been allocated for establishment of an orchard with the rights of building may apply for acquisition of land in ownership in return for payment, if the former owners of the land or their heirs have not requested the land or have requested a compensation for it, or have received equivalent land in another place. Former owners of land or their heirs – Latvian citizens – also have such rights, if the size of a plot of land adjoining their plot of land is smaller than the minimum size of building land determined for city building or configuration thereof does not allow separation of a part of the plot of land. Former owners of land or their heirs have the right to acquire such plot of land in ownership in return for payment pursuant to the cadastral value of the plot of land, paying with privatisation certificates or euros upon the choice of the purchaser of land.

(2) Land commissions shall send notifications to persons whose applications for acquisition of land in ownership in return for payment have not been examined yet until 1 March 1999 (land commissions of Rīga and Daugavpils city – until 1 April 1999) indicating the documents to be submitted. Time period for the submission thereof shall be not later than 1 May 1999 (in Rīga and Daugavpils city – not later than 1 July 1999).

(3) If documents have not been submitted in the time period laid down by this Law, the rights to redeem land shall be lost in accordance with the procedures laid down in Section 12 of the Law On Land Reform in the Cities of the Republic of Latvia.

¹ The Parliament of the Republic of Latvia

(4) City land commissions shall examine any submitted requests of land and accept the relevant statements regarding the restoration of land ownership rights or transfer of land in ownership in return for payment until 1 July 1999 (land commission of Rīga and Daugavpils city – until 1 October 1999).

(5) If a contract with the State joint stock company *Latvijas Hipotēku un Zemes banka* [Latvian Mortgage and Land Bank] (hereinafter – Latvian Mortgage and Land Bank) regarding redemption of land has not been entered into until 30 December 2011, a decision on the rights to redeem land shall be appealed and the subsequent redemption of land shall take place in accordance with the procedures laid down in the Law On Alienation of the Property of a Public Person.

[30 June 2005; 12 June 2009; 17 June 2010; 5 May 2011; 12 September 2013]

Section 3.

(1) Latvian citizens who have acquired residential buildings in ownership or an orchard with the rights of building in utilisation after 20 June 1992 are entitled to acquire land in ownership in return for payment pursuant to the cadastral value of the plot of land within a size, which shall be determined in accordance with Section 12 or the Law On Land Reform in the Cities of the Republic of Latvia, if the referred to residential buildings and orchards with the rights of building are located on land accruing to the State or a local government, as well as on land, which has not been requested by the former owners of land or their heirs or they have requested a compensation for it, or have received equivalent land in another place, in accordance with the following procedures:

1) Latvian citizens – heirs of the first class and the surviving spouses who have acquired the rights referred to in this Section by means of inheritance, as well as children, grandchildren and spouses who have acquired such rights by means of a gift are entitled to acquire land in ownership, paying by privatisation certificates or euros upon the choice of the purchaser of the land;

2) Latvian citizens, except those referred to in Paragraph one, Clause 1 of this Section, who have acquired the rights referred to in this Section by means of inheritance, gift, as well as in the result of another transaction, are entitled to acquire land in ownership, paying by ownership compensation certificates or euros upon the choice of the purchaser of the land.

(2) Latvian citizens who have acquired residential buildings in ownership or an orchard with the rights of building in utilisation after 20 June 1992 by means of an inheritance, are entitled to acquire the land in ownership (if it has been requested by the former owner of the residential building or the user of the orchard with the rights of building until 20 June 1992) in return for payment pursuant to the cadastral value of the plot of land, determining the means of payment in accordance with the procedures laid down in Paragraph one, Clauses 1 and 2 of this Section depending on the legal status of the heir, in such size, which shall be determined in accordance with Section 12 of the Law On Land Reform in the Cities of the Republic of Latvia, also when the plot of land has been requested by the former owners of the land or their heirs, except for the cases where a decision of a land commission has been taken regarding the restoration of ownership rights.

[12 September 2013]

Section 4.

If a survey of the borders of plots of land, to which land ownership rights are being restored, financed from the funds of the State budget has not been commenced yet, the former owners of land or their heirs have the right to refuse from this land and to request ownership compensation certificates instead until 31 December 1998.

Section 5.

(1) Land reform shall be regarded completed, if the works provided for in Sections 6, 7 and 8 of the Law On Land Reform in the Cities of the Republic of Latvia have been carried out in the territory of a city local government or in the territorial unit (town) of a county local government.

(2) City land commissions shall complete their operation after performance of the measures laid down in Section 6, Clause 4 and Section 8, Clause 1 of the Law On Land Reform in the Cities of the Republic of Latvia, as well as in Section 2 of this Law. A decision to complete the operation of a land commission shall be taken by a city or county council upon the proposal of the State Land Service and after co-ordination with the Central Land Commission.

(3) The relevant local government council shall take decisions to restore land ownership rights or transfer of land in ownership in return for payment after completion of the operation of the city land commissions.

[30 June 2005; 17 July 2008; 12 June 2009]

Section 6.

Until 30 November 2014 the relevant local government shall prepare and submit to the State Land Service a notification regarding the completion of land reform and a report on execution of the relevant works determined in the laws and regulations governing the land reform, indicating the areas of land, ownership rights to which shall be recorded in the Land Register in the name of the State or local government in accordance with the Law On the State and Local Government Land Ownership Rights and Recording of Such Rights in Land Registers, the areas of land and persons who have entered into a land redemption (purchase) agreement with an institution stipulated by the Cabinet or whom have been restored the land ownership rights, as well as the information regarding the land transferred to the equal land compensation fund and the unused land.

[30 June 2005; 12 June 2009; 17 June 2010; 5 May 2011; 15 November 2012; 16 January 2014]

Section 7.

The Minister for Justice shall submit drafts of orders prepared by the State Land Service regarding the completion of land reform in the territory of the relevant local governments or in the territorial unit (town) of a county local government for consideration to the Cabinet in accordance with specific procedures.

[17 July 2008]

Section 8.

If a Cabinet order regarding the transfer of individual plots of land accruing to the State to any of local governments is being taken, the ownership rights to such plots of land shall be recorded in the Land Register in the name of the relevant local government without prior recording of the ownership rights in the name of the State.

Section 9.

(1) Ownership rights to land, which has been allocated to owners of a residential building or to users of an orchard with the rights of building – permanent residents of the Republic of Latvia, as well as to other natural persons who are not Latvian citizens, if the referred to residential buildings and orchards with the rights of building are located on land accruing to

the State or a local government, as well as on land, which has not been requested by the former owners of the land or their heirs or they have requested a compensation for it, or have received equivalent land in another place, shall be recorded in the Land Registers in the name of the State in the person of the Latvian Mortgage and Land Bank.

(2) Land ownership rights shall be recorded in the Land Register in the name of the State in the person of the Latvian Mortgage and Land Bank on the basis of a statement, which has been drawn up in accordance with Section 10 of the Law On Completion of State and Local Government Property Privatisation and Utilisation of Privatisation Certificates. Such statement shall be appended:

1) a decision of a city land commission on approval of the borders, size and cadastral evaluation of the plot of land transferred for construction of a residential building or utilisation of an orchard with building rights, as well as on determination of servitudes and restrictions;

2) a plan of the borders of a plot of land with the cadastre number. In determining the size of the plot of land, a city land commission shall conform to the conditions of Section 12 of the Law On Land Reform in the Cities of the Republic of Latvia.

(3) The natural persons referred to in Paragraph one of this Section shall submit applications for the purchase of a plot of land to a land commission of the relevant city by 1 March 1999.

(4) A city land commission shall examine the submitted applications in the term laid down in Section 2, Paragraph four of this Law.

[30 June 2005; 12 June 2009]

Section 10.

The Latvian Mortgage and Land Bank, in entering into a land purchase contract, shall sell the plots of land referred to in Section 9 of this Law to be recorded in Land Registers to permanent residents of the Republic of Latvia, as well as to other natural persons who are not Latvian citizens and who on the plot of land to be sold have acquired residential buildings in ownership or an orchard with the rights of building in utilisation, pursuant to the cadastral value for the ownership compensation certificates or euros upon the choice of the purchaser of land.

[12 September 2013]

Section 11.

The Latvian Mortgage and Land Bank shall sell the plots of land belonging to the State, on which residential buildings in ownership or orchards with building rights in utilisation of Latvian citizens, permanent residents of the Republic of Latvia or other natural persons are located and which have been recorded in the Land Register in the name of the State in person of other institutions, to the persons referred to in this Section for the ownership certificates compensation or euros upon the choice of the purchaser of land according to the cadastral value of the land. In such cases recording of the ownership rights to plots of land in the person of the Latvian Mortgage and Land Bank shall not be required. The Cabinet shall determine the procedures for taking over of the plots of land referred to in this Section.

[12 September 2013]

Section 12.

Natural persons who purchase the plots of land recorded in the Land Register in the name of the State in accordance with the procedures laid down in this Law shall be exempted from payment of a State fee. Upon entering into a land purchase contract, the restrictions

referred to in Section 21, Paragraph two of the Law On Land Reform in the Cities of the Republic of Latvia shall be conformed to.

Section 13.

Expenses, which are related to the entering into a land purchase contract, shall be paid by a purchaser of land in euros.

[12 September 2013]

Section 14.

Local governments shall not have pre-emption rights to plots of land, which the Latvian Mortgage and Land Bank sells in accordance with the procedures laid down in this Law.

Section 15.

City land commissions shall hand over the commission's protocols and documentation related to land reform to the relevant department of the State Land Service within two months after completion of operation thereof. Documentation shall be arranged in accordance with the laws and regulations regarding archives. City land commissions shall hand over the lists of unsatisfied requests of land together with the documents submitted by the requesters to the Central Land Commission in accordance with Section 14 of the Law On Land Reform in the Cities of the Republic of Latvia.

Section 16.

Disputes regarding land after completion of the operation of a city land commission until completion of land reform shall be examined in accordance with the following procedures:

1) disputes related to the borders of a land property until registration of the property in the Land Register shall be examined by a commission established by the relevant department of the State Land Service, the composition of which shall include a representative appointed by the city council, and a decision thereof may be appealed to the Central Land Commission or to the court within one month after announcement thereof;

2) decisions of a city land commission on land ownership rights, determination of payment for land to be redeemed and the amount of compensation may be appealed to the Central Land Commission or to the court within one month after announcement thereof.

Section 17.

(1) If the term for submission of documents, which confirm the land ownership or inheritance rights, has been exceeded, the Central Land Commission may:

1) until 1 September 2008 restore the land ownership rights, except cases where:

a) another person has restored or acquired land ownership rights in accordance with the procedures laid down in Law,

b) a city land commission has accepted a relevant statement regarding the transfer of land in ownership in return for payment or regarding an application of a natural person for the purchase of the plot of land, or regarding allocation of the requested plot of land to another former owner of the land or his or her heirs from the compensation fund of equivalent lands,

- c) land has been transferred for privatisation or alienation as a built-up or vacant property object;
- 2) grant certificates for compensation of ownership, if the compensation has been requested until 28 April 2006.
- (2) In the cases referred to in Paragraph one of this Section a decision taken by the Central Land Commission may be appealed to a court within one month after announcement thereof.
[30 June 2005]

Section 18.

The Central Land Commission shall settle disputes, which are related to the determination of land lease payment, within the administrative borders of cities, if buildings (structures) and land are independent property objects, and a decision thereof may be appealed to a court within one month after announcement thereof.

Transitional Provisions

[17 July 2008]

1. Applications of persons who have submitted them during the time period from 8 August 1998 until 1 September 1998 shall also be examined in accordance with the procedures laid down in this Law.

2. If a county local government has commenced the work and there is a town in the county, the duties of the city local government, city council and city land commission laid down in this Law shall be performed by the relevant county local government, county council and city land commission until the completion of land reform.

[17 July 2008]

3. After 1 July 2009 the duties of the city local government, city council and city land commission laid down in this Law shall be continued to be performed by the relevant republic city local government, republic city council and republic city land commission until the completion of land reform.

[17 July 2008]

Note. This Law shall come into force on 1 July 2009.

[12 June 2009]

This Law has been adopted by the *Saeima* on 29 October 1998.

President

G. Ulmanis

Rīga, 5 November 1998