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27 April 1993;
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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 Supreme Council of the
Republic of Latvia has adopted a Law*

On Land Use and Land Survey

Chapter I General Provisions

Section 1. Purpose of the Law

The purpose of the Law of the Republic of Latvia On Land Use and Land Survey is to protect the rights of land users and regulate the basic regulations for land use.

The norms of this Law shall be applicable if the Law on Completion of State and Local Government Property Privatisation and Utilisation of Privatisation Certificates does not prescribe otherwise.

[14 September 2006]

Section 2. [14 September 2006]

Section 3. [14 September 2006]

Section 4. [14 September 2006]

Section 5. [14 September 2006]

Section 6. [14 September 2006]

Section 7. [14 September 2006]

Section 8. [14 September 2006]

Section 9. Competence of Territorial Local Government Councils (Boards) in the Regulation of Land Use Relations

In the regulation of land use relations within a parish territory, the territorial local government council (board) shall:

- 1) take decisions regarding the termination of rights for land use;
- 2) [14 September 2006]
- 3) implement control in the utilisation and protection of land;
- 4) organise a register of land use;
- 5) [14 September 2006]

[27 April 1993; 14 September 2006]

Section 10. [14 September 2006]

Section 11. [14 September 2006]

Section 12. Types of Land Use

The following types of land use exist in the Republic of Latvia:

- 1) permanent use of land;
- 2) [14 September 2006]
- 3) lease of land;
- 4) [14 September 2006]

[14 September 2006]

Section 13. Permanent Use of Land

Permanent use of land is a type of land use whereby the time limit for use is not specified in the decision regarding the granting of land for use.

[14 September 2006]

Section 14. Transition of Rights for Land Use

In the case of death of such a person to whom land has been granted for permanent use with a transition of rights to other persons, the rights for land use shall be transferred to his or her heirs. If residential buildings, buildings for the performance of commercial activities or other structures have been erected on the land, the rights for land use may be transferred only to such persons who, as a result of inheritance or alienation, have acquired in their ownership these buildings or structures.

[14 September 2006]

Section 15. [14 September 2006]

Section 16. [14 September 2006]

Section 17. [14 September 2006]

Section 18. [14 September 2006]

Chapter II

Procedures by Which Land is Granted for Use [14 September 2006]

Section 19. [14 September 2006]

Section 20. [14 September 2006]

Section 21. [14 September 2006]

Section 22. [14 September 2006]

Section 23. [14 September 2006]

Section 24. [14 September 2006]

Section 25. [14 September 2006]

Section 26. [14 September 2006]

Chapter III

Rights and Obligations of Land Users

Section 27. Rights of Land Users

Land users to whom land has been granted for permanent use with transition of rights for use or without transition of rights for use, have the right according to the procedures of legislative enactments of the Republic of Latvia:

- 1) to manage the land;
- 2) to erect buildings and structures that are necessary in order to utilise the land for such objectives for which it has been granted, observing general building regulations;
- 3) to deal with the sowing of agricultural crops, plants, as well as with manufactured agricultural produce and income from the sale thereof;
- 4) in case of the withdrawal of rights for land use or in connection with voluntary renunciation of land in accordance with Section 33, Clauses 1 and 3 of this Law, to receive compensation in the amount of actual implementation of work for the resources invested, but not utilised, for the improvement of land fertility (quality);
- 5) to lease the whole section of land or part thereof, to rent a whole section of land or part thereof from other land users; and,
- 6) to utilise the existing widely used mineral resources, waters, flora and fauna on the land granted, as well as other useful properties of the land.

[14 September 2006]

Section 28. Protection of the Rights of Land Users

Amendments to the boundaries of administrative territories shall not remove the rights of land users to use the land granted.

It is prohibited that State authorities and administrative institutions interfere in the management activities of land users, except for the cases when land users have violated the legislative enactments of the Republic of Latvia related to land. It is prohibited that lessors of

land interfere in the management activities of land lessees if this is not in conflict with the lease agreement and the lessees of land do not violate the legislative enactments of the Republic of Latvia related to land.

[14 September 2006]

Section 29. [14 September 2006]

Section 30. General Obligations of Land Users

The users of land have the following obligations:

1) to ensure the utilisation of land according to those objectives and regulations provided for in granting thereof;

2) not to allow the destruction of the fertile topsoil or the deterioration of its quality;

3) to protect the land from water and wind erosion, with their activities not to cause flooding of the land with waste water, its bogging, soil compaction, not to allow pollution with manufacturing waste, chemical and radioactive substances and other processes of land destruction;

4) to protect the land to be utilised in agriculture from overgrowing and from other processes that worsen the cultural-technical condition of land;

5) not to allow activities that deteriorate the quality of the land of other land users;

6) to observe the regulations for the protection and operation of amelioration systems and structures, roads and railways, cables, pipelines, overhead electric power and communication lines;

7) to put and maintain in order the territory, forests, perennial plants, buildings, roads, amelioration and other structures handed over for use;

8) to protect natural and cultural historical monuments, to observe the conditions for the utilisation of specially protected nature objects and their protective zones;

9) in acquiring mineral resources or performing construction or other works, that are associated with the damaging of the topsoil, by removing the fertile topsoil and use this in the re-cultivation of land or for improving its fertility;

10) at their own expense re-cultivate quarries and other damaged areas created as a result of their own economic activity into such condition in which they could be suitable for utilisation in agriculture, forestry or for other needs; land re-cultivation shall be performed within one year following completion of utilisation of the damaged section, if, on granting the land for use, another time-limit has not been specified;

11) to pay immovable property tax in due time;

12) not to infringe the lawful interests of other land users and inhabitants with their activities; and,

13) to compensate for losses that have been caused to other land users, the community or nature.

[14 September 2006]

Section 31. [14 September 2006]

Section 32. [14 September 2006]

Chapter IV

Termination of Rights for Land Use

Section 33. Basis for the Termination of Rights for Land Use

The rights of a land user to use land granted to him or her shall be terminated completely or partially, if:

- 1) he or she voluntarily resigns from the use of land granted or a part thereof;
- 2) a natural person or legal person, for whom land was granted for use for the performance of commercial activities, ceases commercial activities;
- 3) it is necessary to take away land for other State or public needs;
- 4) the term for the lease of land has expired and this term has not been extended according to the procedures prescribed by law;
- 5) the lease agreement for land has expired according to the procedures prescribed by law;
- 6) the land is being utilised for purposes that have not been provided for when granting the land for use;
- 7) labour relations, on the basis of which service land was granted, have been suspended;
- 8) the amount of the debt of unpaid immovable property tax exceeds the amount of tax payments for the last two tax years;
- 9) the land granted has not been utilised for more than one year (counting from 1 July) or the land user does not fulfil the obligations specified in Section 30, Clauses 1, 4, 10 and 13 of this Law; or,
- 10) the provisions of Section 25, Clause 1 or Section 26, Clause 1 of the Law on Completion of State and Local Government Property Privatisation and Utilisation of Privatisation Certifications have not been implemented.

The rights for land use shall be terminated by the decision of the territorial local government council (board). The decision shall indicate the basis for the termination of rights for land use.

In the case specified in Paragraph one, Clause 10 of this Section, a territorial local government council (board) shall take a decision regarding the termination of rights of a land user to use land granted to him or her on the relevant date specified in Section 25, Paragraph one or Section 26, Paragraph one of the Law on Completion of State and Local Government Property Privatisation and Utilisation of Privatisation Certificates.

[14 September 2006]

Chapter V

Utilisation of Land for Research Work [14 September 2006]

Section 34. [14 September 2006]

Section 35. [14 September 2006]

Chapter VI
Compensation for Losses and Deficits for Land Users and Sectors of the National Economy [14 September 2006]

Section 36. [14 September 2006]

Section 37. [14 September 2006]

Section 38. [14 September 2006]

Chapter VII
Control in the Use, Utilisation and Protection of Land

Section 39. Tasks for Control in the Use, Utilisation and Protection of Land

The task for control in the use, utilisation and protection of land shall be to ensure that all land users, Ministries and other administrative institutions of the State, as well as local governments, observe the legislative enactments of the Republic of Latvia related to land.

Section 40. Institutions that Implement Control in the Use, Utilisation and Protection of Land

Control of the use, utilisation and protection of land in the task of State authorities and administrative institutions shall be implemented by:

1) local governments that control the utilisation and protection of land;
2) [14 September 2006]
3) the State Amelioration Service that controls the maintenance of the hydrotechnical condition of ameliorated land and the protection and operation of hydrotechnical complexes;
and

4) the Environmental Protection Service that controls the development and implementation of protective measures for land and other natural resources.

[27 April 1993; 14 September 2006]

Chapter VIII
State Land Cadastre [14 September 2006]

Section 41. [14 September 2006]

Section 42. [14 September 2006]

Section 43. [14 September 2006]

Section 44. [14 September 2006]

Section 45. [14 September 2006]

Chapter IX
Supervision of Land [14 September 2006]

Section 46. [14 September 2006]

Section 47. [14 September 2006]

Section 48. [14 September 2006]

Section 49. [14 September 2006]

Chapter X
Land Survey [14 September 2006]

Section 50. [14 September 2006]

Section 51. [14 September 2006]

Section 52. [14 September 2006]

Section 53. [14 September 2006]

Section 54. [14 September 2006]

Section 55. [14 September 2006]

Section 56. [14 September 2006]

Chapter XI
Settlement of Land Disputes

Section 57. Land Disputes

Land disputes shall be disputes that arise between legal persons, between natural persons and legal persons or between natural persons in relation to the granting of land and the termination of the rights for land use, boundaries for land use and utilisation of land.

Section 58. [14 September 2006]

Section 59. [14 September 2006]

Section 60. [14 September 2006]

Section 61. [14 September 2006]

Section 62. [14 September 2006]

Section 63. [14 September 2006]

Section 64. Procedures for the Examination of Land Disputes

Land disputes shall be examined following a substantiated submission by one party, to which a copy of the decision regarding the granting or removal of land, or examination of a land dispute is appended.

Both parties shall be summoned for the examination of land disputes, and these shall be examined within a period of one month. If the parties that have been notified in writing regarding the date of examination of a land dispute do not appear, this shall not be an impediment to the examination of the dispute.

Section 65. Preparation of Materials for the Settlement of Land Disputes

The necessary materials and opinions necessary for the settlement of a land dispute shall be prepared by the State Land Service at the request of the city (town) council, the Central Land Commission or such court that is examining the land dispute.

[14 September 2006]

Section 66. Decisions Regarding Land Disputes

Institutions that examine land disputes, in the decision taken, if necessary, shall indicate the procedures for implementation thereof and measures that shall be performed for the renewal of the breached rights for land use.

Decisions taken regarding land disputes, if they are not being appealed within the time period specified in Section 67 of this Law, shall be obligatory for the interested parties of a land dispute, State institutions, local governments and officials, as well as natural persons and legal persons.

[10 November 2004; 14 September 2006]

Section 67. Rights and Obligations of the Interested Parties of a Land Dispute

The interested parties of a land dispute have the following rights and obligations:

- 1) to acquaint themselves with the materials and draft decisions prepared for the examination of a land dispute and perform extracts from these;
- 2) to participate in the review of a land dispute, submit documents and other evidence;
- 3) to express requests, including requests to invite witnesses;
- 4) to provide oral and written explanations;
- 5) to object against the requests, arguments and considerations of the other party;
- 6) to request and receive a copy of the decision taken regarding a land dispute; and,
- 7) within one month following the notification of a decision regarding a land dispute to the interested parties of a land dispute, to appeal to the Central Land Commission or court.

[14 September 2006]

Section 68. Implementation of Decisions Taken Regarding Land Disputes

The appeal of a decision according to the procedures specified by this Law shall suspend its implementation until the examination of the submitted complaint. The examiner

of the dispute shall inform that institution whose decision is being appealed regarding a submission that has been received according to the procedures for appealing a land dispute.
[27 April 1993; 14 September 2006]

Chapter XII
Liability Regarding the Violation of Legislative Enactments of the Republic of Latvia
Related to Land [14 September 2006]

Section 69. [14 September 2006]

Section 70. [14 September 2006]

Section 71. [14 September 2006]

Section 72. [14 September 2006]

Chapter XIII
International Agreements [14 September 2006]

Section 73. [14 September 2006]

This Law shall be in force until 30 December 2009.
[14 September 2006]

Chairperson of the Supreme Council of the Republic of Latvia

A. Gorbunovs

Secretary of the Supreme Council of the Republic of Latvia

I. Daudišs

Rīga, 21 June 1991