

LAW ON LAND

26 April 1994 No. I-446

1. General Provisions

Article 1. Purpose of the Law

This Law establishes the relations of ownership, management and use of land in the Republic of Lithuania.

Relations pertaining to land shall be regulated in such a manner as to create conditions for the satisfaction of the needs of the population, rational territorial distribution and development of all branches of economy, protection and improvement of the environment, rational land use, protection of the rights of ownership, management and use of land.

Article 2. Definitions

In this Law:

"Land" means the basic part of natural environment, comprising areas of dry land, water and forest, located within the territory of the Republic of Lithuania and characterised by natural and economic properties. In human activity, land is real property, the basic instrument in agriculture and forestry, and territorial basis for the development of other branches of economy and for the distribution of the elements of residential areas and the system of infrastructure. The subject of regulation in the relations pertaining to land is the entire territory of the Republic of Lithuania, including the surface of the earth, air space and internal and territorial waters required for rational use of land.

"Land plot" means a portion of territory having fixed boundaries and the proper purpose for which the land is used;

"Area of used land" means a plot of land or two or more plots of land connected by common agricultural activities the use whereof by a natural or legal person has been legalised in accordance with the established procedure;

"Land holding" means a plot of land or an area of used land held by the right of private or state ownership;

"Lands" means areas of land differing from other areas by their characteristic natural properties or peculiarities of economic use;

"Farming lands" means lands (arable land, orchards, meadows, pastures) used for or suitable for growing agricultural products without applying additional land-improvement measures;

"Land user" means owner of unleased privately-owned land or a natural or legal person to whom, according to the established procedure, state-owned land has been leased or allotted for use, or private land has been leased;

"Land servitudes" means the obligations of the landowner or the user of state-owned land to grant, according to the procedure established by law, other persons permission to make restricted use of a portion of land plot;

"State Land Cadastre" means a part of Lithuania's State Cadastre which comprises the entire data concerning the amount of land, its composition, value, state of economic use and legal ownership;

"State land-use planning" means the total system of measures designed for state management of the stock of land of the

Republic of Lithuania and for the regulation of relations pertaining to land which guarantee: 1) legal and organisational conditions for the use of land and economic and infrastructure units pertaining to it as well as other natural resources for the purposes of public benefit and general welfare of the nation; and 2) protection of land ownership and land-use rights of the State and its citizens;

"Taking of land for public needs" means the buying out of land from the landowners according to the procedure established by law or the termination of right to use state-owned land and rescission of the contract for the lease of state-owned land after the Government of the Republic of Lithuania or a local government establishes that the land is required for public needs;

"Agricultural enterprise" means an enterprise the principal activity whereof is production of agricultural products for sale and rendering of services to agriculture and which uses farming land for the above activities;

"Farmer" means a person who is engaged in producing agricultural products for sale using farming land for the above activities.

Article 3. Ownership of Land

Ownership of land means the owner's right to hold, use and dispose of the land possessed by him. When implementing his rights the landowner must not violate the Constitution and laws of the Republic of Lithuania or rights and freedoms of other persons.

All land in the Republic of Lithuania belongs by the right of ownership only to the citizens of the Republic of Lithuania and the State.

According to the procedure and under the conditions established by law, foreign states may possess land by the right of ownership for the purpose of establishing their respective diplomatic and consular institutions.

In the cases provided for in this Law, land may belong to several citizens or citizens and the State by the right of common ownership.

Article 4. The State's Right of Exclusive Ownership

The Republic of Lithuania shall own by the right of exclusive ownership the land which the Government of the Republic of Lithuania has allotted according to the established procedure under:

- 1) State roads and general-use railways;
- 2) Kursiu Nerija (Spit) National Park;
- 3) forests of State significance;
- 4) historical, archaeological and cultural objects of State significance. The list of such objects shall be approved by the Seimas of the Republic of Lithuania;
- 5) internal water bodies of State significance; and

6) continental shelf of the territorial sea.

The land owned by the Republic of Lithuania by the right of exclusive ownership may not be acquired in private ownership. The conditions of its use shall be established by laws and subordinate legislation.

Article 5. Stock of Land of the Republic of Lithuania

Private and State-owned land within the territory of the Republic of Lithuania constitutes the stock of land of the Republic of Lithuania.

The stock of land of the Republic of Lithuania shall be used taking into account public interests and environmental requirements, and in compliance with:

1) laws and special conditions of land and forest use established by the Government of the Republic of Lithuania; and

2) proper purpose of land use, business restrictions, land servitudes and territorial management requirements established in the land-use planning schemes prepared according to the procedure set by the Government of the Republic of Lithuania and other documents of territorial planning.

According to the proper purpose of land use, the stock of land of the Republic of Lithuania consists of:

- 1) land designated for agricultural purposes;
- 2) land designated for forestry purposes;
- 3) land designated for conservation purposes; and
- 4) land designated for other purposes.

State land which has not been allotted for use or leased shall constitute the stock of the unoccupied state land.

Land under unprivatised water bodies shall constitute the land of the state stock of waters.

Article 6. Right of Possession of State-owned Land

By the decision of the Government of the Republic of Lithuania, the right of possession of State-owned land shall be vested in State institutions, local governments, forestries, administrations of national and regional parks, State institutions and State enterprises financed from the State budget.

The possessor of State-owned land shall have the right, without exceeding the given authority, to use the land or to lease the land to other natural and legal persons as well as to adopt decisions concerning the allotment of land for use to natural and legal persons.

Article 7. Rights of Owners of Land

The owner of land shall have the right to:

1) in accordance with the procedure established by law sell, devise, donate as a gift, mortgage, exchange or lease the land or its part, or to grant permission to other natural and legal persons to temporarily use the land;

2) engage in and permit other persons to engage on the land lot in the business not prohibited under law;

3) establish land servitudes on his land plot;

4) upon obtaining permission according to the procedure established by law and the Government of the Republic of Lithuania, change the proper purpose of land use;

5) request that the conditions and restrictions established for the use of land, territorial management of land or business as well as land servitudes be annulled or changed;

6) appeal to court or the institution exercising control over the use of State-owned land concerning the violation of land ownership rights and to receive compensation for the damage caused to his business or property through the above violation;

7) use the territory of the private land plot for business and other activities without violating the established proper purpose of land use, special conditions of land and forest use, business restrictions and land servitudes: to construct buildings and facilities, to carry out land reclamation works, to build roads, to plant trees, shrubs and forest, to build ponds and objects of infrastructure, to lay communications;

8) use for the needs of the farm (not for sale) the useful properties of the entrails of the earth, groundwater and surface water, mineral resources (with the exception of amber, oil, natural gas and quartz sand, the procedure of use, sale and lease whereof is established by other laws and standard acts) in compliance with laws as well as the exploitation and conservation requirements prescribed for the above useful properties by the Government of the Republic of Lithuania; and

9) dispose of the produce grown on his land plot and unrestrictedly use income received from the plot.

The above rights of land owners may be restricted only according to the procedure established under law.

Article 8. The Rights of Land Users

Tenants of private and State-owned land as well as natural and legal persons who have been granted the right to use land by the Government of the Republic of Lithuania or institutions authorised by it, shall have the right:

1) to use the land plot territory for their business and other activities in compliance with the proper purpose of land use, special conditions of land and forest use, business restrictions, land servitudes and conditions established in contracts for the lease of land or documents concerning the allotment for use of State-owned land;

2) users of State-owned land - to establish land servitudes on the land plot used by them;

3) to use for the needs of their farm (not for sale) the useful properties of the entrails of the earth, groundwater and surface water, mineral resources (with the exception of amber, oil, natural gas and quartz sand), unless the contract for the lease of land or the documents concerning the allotment of State-owned land for use establish otherwise, in compliance with laws and with the requirements for their exploitation and conservation prescribed by the Government of the Republic of Lithuania; and

4) dispose of the produce grown on their land plot and unrestrictedly use income received from the lot, unless the contract for the lease of land provides otherwise.

Article 9. Duties of Land Users

Land users must:

1) use land according to its proper purpose of use;

2) comply with the special conditions of land and forest use established for the land plot, with the conditions restricting construction works and other activities on the plot, with the land servitudes as well as with other conditions of land use established in the documents on allotting State-owned land for use or in the land lease contract;

3) use the land rationally and preserve agricultural and recreational land, forest, water bodies, mineral resources and other natural resources the exploitation of which has been permitted as well as the landscape properties;

4) implement measures provided by laws and subordinate legislation for the protection of land, forest and water bodies from pollution, for the protection of soil of farming land from erosion and exhaustion, for environmental protection so as to put a stop to the deterioration of the ecological situation;

5) comply with the requirements established for the use of land reclamation equipment, road maintenance and exploitation, forest management, protection, use and reforestation;

6) when carrying out construction work and exploiting mineral resources, comply with the requirements prescribed by laws and the Government of the Republic of Lithuania with the aim of ensuring the preservation of the fertile layer of soil and recultivating damaged soil;

7) during the conduct of economic and other activities on the land plots used by them, refrain from violating the interests of the neighbouring land users and residents;

8) permit prospecting for mineral resources and works of land survey after the parties have agreed on the duration of prospecting, on plot boundaries, the time period of work and compensation of damage, refrain from destroying and damaging the laid up boreholes and facilities used for research purposes; and

9) permit the erection of geodetic, geophysic signs in buildings, structures and on land, and protect them.

Article 10. Conditions of Land Use and Business Restrictions

Special conditions of land and forest use shall consist of the regulations and requirements approved in the established manner for:

- 1) the use of land and forest in the protected territories;
- 2) the way of using shrubbery, marshes, stony land, other unused land as well as natural meadows and pasture land and transforming said areas into lands which could be used for other purposes;
- 3) the exploitation and protection of recreational territories and objects, natural, historical, archaeological and cultural objects, their protective zones, other valuable landscape objects and separate forest areas;
- 4) the exploitation and protection of state geodetic points;
- 5) the preservation of boreholes for the monitoring of subterranean waters, laid up oil wells and bench-marks of prospected deposits; and
- 6) compliance with the conditions of land and forest use established by other laws.

Business restrictions provided for in the territorial planning documents must be approved in the established manner by town (district) local governments.

Land plots shall be transferred or leased without changing the established conditions of their use.

Legal action shall be taken against land users who do not comply with the established conditions of land use and business restrictions and they must compensate property owners for the losses incurred by them as well as compensating for the damage inflicted on the environment and society.

Article 11. Land servitudes

All servitudes which affect lands shall be prescribed:

- 1) by law;
- 2) on the decision of the Government of the Republic of Lithuania or town (district) local government taking into account public needs; or
- 3) on the mutual agreement between landowners or users of state land and natural and legal persons, effected by concluding a written agreement. Agreements which establish the obligation of a private land owner to permit other persons to use the portion of land owned by him by ownership right shall be certified by a notary.

Land servitudes shall be recorded in the conditions set for the use of land plots and shall be registered with the institutions which manage the State Land Cadastre.

Land owners and other users may be compensated for the losses incurred by them by reason of the prescribed servitudes (with the exception of compensations for private land owners because of servitudes established pursuant to item 3 of Par. 3 hereof) in the manner established by the Government of the Republic of Lithuania with the funds of the interested persons or state funds. For the losses incurred by them because of the

servitudes established by mutual agreement between the land owners and natural and legal persons owners of private land may be compensated with the funds of the interested persons as agreed between the parties.

Land servitudes established according to the procedure specified in items 1 and 2 of Par. 1 hereof shall be transferred to other persons together with the title to the land plot.

Land servitudes shall be abolished in the following manner:

- 1) by law, if land servitudes were established by law;
- 2) Government of the Republic of Lithuania or town (district) local governments - if land servitudes were established by the resolution of the above institutions; or
- 3) by agreement between the parties or by court decision if land servitudes were established by mutual agreement between land owners or users of state land and natural and legal persons.

Article 12. Legal Registration of Land

Land plots, land holdings and other areas of used land as well as their legal status shall be registered with the institutions managing the State Land Cadastre according to the procedure established by law and the Government of the Republic of Lithuania.

Records of the legal registration of land shall be revised in the following cases:

- 1) upon the change of the owner of the land plot;
- 2) if the land plot is increased or reduced in size;
- 3) upon dividing the land plot among the co-owners or upon allotting to the co-owners a portion of the plot owned in common;
- 4) upon redividing the area of the plot of land owned in common between the co-owners or upon changing in another way the portions of co-owners;
- 5) upon joining another plot of land [to the one recorded];
- 6) upon leasing or in any other way transferring the plot of land for a period of at least 3 years; and
- 7) if the special conditions of land use and business restrictions or other characteristic properties recorded in the land cadastre are changed.

The institutions which manage the State Land Cadastre may present a substantiated refusal to register land if the documents which confirm the right to the land are not in compliance with the standard acts. Disputes concerning the registration of land shall be settled by court.

Documents concerning the legal registration of a plot of land issued by the institution which manages the town (district) land cadastre shall constitute the basic state information concerning the right of land ownership and land use and no other documents shall be taken as a substitute for said documents.

II. TRANSACTIONS CONCERNING LAND

Article 13. Transactions Concerning Land

Transactions concerning land shall be actions of natural and legal persons whereby it is being sought to create, alter or abolish the rights of land ownership, land holding or land use together with the obligations pertaining thereto.

Legal norms of this Law, the Civil Code and other laws of the Republic of Lithuania shall apply to the transactions concerning land. In the event of collision of laws, the norms of this Law shall apply.

Article 14. The Form of Transactions Concerning Land

Transactions concerning land shall be concluded in writing. Transactions concerning private land (with the exception of land lease and land use contracts) must be certified by a notary. A plan of the land plot (object of transaction) approved by the State Land-use Agency shall constitute an obligatory part of any transaction concerning land.

All transactions concerning land shall be within 3 months registered with the institutions managing the State Land Cadastre in accordance with the procedure established by law.

Citizens who fail to register the acquired plot of land according to the established procedure shall have no right to dispose of it.

Article 15. Object and Types of Land Transactions

The object of a transaction concerning land shall be a plot of land registered in accordance with the established procedure with the institution managing the State Land Cadastre or a portion of such plot of land held in common ownership.

The following transactions may be concluded in respect of land in accordance with the procedure established by law:

1) sale of plots of state land into private ownership, gratuitous transfer thereof into private ownership, or exchange thereof for private land, or lease or use thereof, or agreements concerning servitudes; and

2) purchase and sale of private plots of land, or transfer thereof as a gift, or exchange, lease, use or mortgage thereof, or agreements concerning servitudes.

Article 16. Contents and Terms and Conditions of the Agreement on the Transfer of Land

The following must be specified in the agreement on the transfer of land:

1) parties to the agreement (names, surnames, the name of the legal person, addresses, personal codes);

2) the object of the land transaction and the basic data

from the Land Cadastre which characterise the plot of land which is to be transferred;

3) records testifying to the land owner's will to transfer the plot of land specified in the agreement;

4) the price (value) of the plot of land which is to be transferred;

5) dates of payment if the land is being sold by installments; and

6) land servitudes, conditions of land use and other restrictions established for the plot of land which is to be transferred.

The following conditions restricting the possession and disposal of the plot of land may be established in the land transfer agreement:

1) the land is to be retained for life (the land may not be transferred to a third person during the period of validity of the agreement);

2) the period during which the proper purpose of land use is not to be changed is for life of the person transferring the land, but not in excess of 10 years; or

3) the land is not to be transferred to a third person for the period limited to the life of the person transferring it, but not in excess of 10 years, with the person who transfers the land being entitled to buy the land back within the period at the price fixed in the agreement.

In the cases where the land owner transfers a part of the land plot, said part must be separated from the entire plot and registered as a separate plot of land with the institution which manages the State Land Cadastre. The boundaries of the land plot which is separated shall be formed in compliance with the requirements set forth in Article 18 of this Law.

Article 17. Right of Ownership of Private Land

The following land shall belong to citizens of the Republic of Lithuania:

1) land which has been returned or received into ownership without payment pursuant to the "Law on the Procedure and Conditions for the Restoration of Ownership Rights to the Existing Real Property" of the Republic of Lithuania;

2) land which has been acquired from the state under the Law on Land Reform and this Law; and

3) land which has been acquired from other citizens in accordance with the procedure established by law under the land transfer agreements, as well as land which has been received by inheritance as a matter of law or by will.

The rights of the land owners shall be protected and defended by the State. Private land may be taken from the owners only in accordance with the procedure established in this and other laws when required for public needs (adequately

compensating for the taken land) and in the cases provided for in Article 33 of this Law.

Water bodies and forest, trees and shrubbery, perennial planting stock and land-reclamation facilities belonging to the owner of private land by ownership right and situated on the plot of land shall also pass to the citizens by ownership right together with the acquired land.

Article 18. Conditions of Transferring and Dividing Private Land

A plot of private land may be transferred to other citizens provided that they take over the special conditions of land use, business restrictions and land servitudes established for the owner.

If the owner retains the title to buildings, facilities or any other real property on the transferred plots of land, servitudes shall be established for his benefit on the transferred plots of land (to have right of access to facilities owned by ownership right, to supply electricity, water, to lay communications, etc.)

Private land shall be transferred on mutual agreement between the parties.

Citizens shall have priority right to purchase at the price fixed by the seller the land which is under the buildings and facilities belonging to them by ownership right as well as the land required for servicing the above facilities.

When land held in private ownership in national and regional parks is being sold, the state shall have priority right to purchase the land under equal conditions and at the price agreed by the seller and the buyer.

The state shall have priority right to purchase under equal conditions and at the price agreed by the seller and the buyer, for the needs of municipal economy, common residential needs, public construction and recreation, the land held in private ownership in towns, urban-type and rural settlements if the land is to be assigned for the above purposes under the territorial planning documents.

For economic-commercial activities land may be acquired by citizens who have a licence to engage in the activities registered in accordance with the procedure established by law.

The land of a bankrupt owner shall be sold and acquired in the manner established by law and at market price.

Plots of land designated for agricultural purposes as well as forest tracts may be divided or portions thereof may be separated for the purpose of transferring or leasing the land only upon coordination thereof with the land-use plan or any other territorial planning document approved by the town (district) local government.

A plot of private land may be divided into two or more plots planned to be used for residential, public and economic-commercial construction only provided that the construction is included in the territorial planning documents and the prescribed

size of the plot as well as the density and type of buildings are adhered to.

Article 19. Inheriting Private Land

Private land shall be inherited by operation of law or by will in accordance with the procedure established in this Law and the Civil Code of the Republic of Lithuania.

Only a plot of land registered in the established manner or a part of such a plot held in common ownership may be an object of inheritance.

An inherited plot of land must be registered with the institution managing the State Land Cadastre within 3 months of the day of issue of the certificate testifying to the right to inheritance. If a plot of land is inherited by several persons, the plot shall be registered in the name of all the persons who receive the inheritance, specifying their respective shares in the common property.

If land is inherited not by a citizen of the Republic of Lithuania but by other natural or legal persons of the Republic of Lithuania or foreign states, they shall acquire the right only to the sum of money received from the sale of the inherited plot of land. The land plot shall be at the heir's request sold by the district (town) local government either to the buyer - citizen of the Republic of Lithuania named by him or by auction. The sum of money received from the sale of the land minus the sale or auction expenses shall be recorded in the issued certificate testifying to the right of inheritance.

Article 20. Mortgage of Private Land

Private land shall be mortgaged in the manner established by law. When a portion of land is being mortgaged, it must be registered as a separate plot of land with the institution which manages the State Land Cadastre.

Land plot mortgage agreements shall be concluded in writing, shall be certified by a notary and shall be registered with the institutions managing the State Land Cadastre within 3 months of the day of their approval.

The mortgaged land shall be at the disposal of the land owner. Land shall not be transferred into the ownership of the mortgagee.

When dividing the mortgaged plot of land among the persons possessing it by the right of common ownership or when separating it from the common plot of land, each part shall be burdened with liabilities under the mortgage agreement in proportion to the value of the plot, unless the co-owners decide otherwise.

Mortgaged land plots may be joined into one after the creditors agree upon the order of succession of satisfaction of claims under the mortgage agreement. Upon joining together two or more land plots of which only one is mortgaged, after the registration of the joining of land plots the mortgage shall cover all the land.

Mortgaged land may be transferred only with the consent of the citizen who is the transferee. In this case the citizen shall

take over all the former land owner's obligations under the mortgage agreements.

In the event that the owner of the mortgaged land fails to satisfy the liability by the date specified in the agreement, and after he receives a notice from the mortgage office stating that in case of failure to repay the debt the land will be sold by auction, the land may not be transferred to other persons or mortgaged or leased or burdened with any other restrictions of the rights to dispose of or to use the land.

III. State Ownership of Land

Article 21. Land in the Ownership of the State

The following land belongs to the State of Lithuania: land specified in Article 4 of this Law, land donated as a gift to the State and land inherited by the State, and other land which has been taken, bought out or in any other way acquired into the ownership of the State.

The land subject to be returned in accordance with the "Law on the Procedure and Conditions for the Restoration of Ownership Rights to the Existing Real Property" of the Republic of Lithuania may be, prior to its return in kind into private ownership, be leased by the State in the manner established in the Law of the Republic of Lithuania on the Lease of Land.

State-owned land may be used by natural and legal persons provided that said land has been allotted for use or leased by the institutions specified in Article 23 of this Law. The decisions of the above institutions to allot land for use or the agreements for the lease of state land shall be concluded taking into account the proper purpose of land use as projected in the territorial planning documents, the area of the available land and the presented substantiation of the need of land and business activities.

Article 22. Allotment of State Land for Use; Leasing of State Land

State land shall be allotted for use either for an indefinite or for a definite period to institutions and organisations financed with the State budget funds without concluding any agreements for the lease of state land according to the procedure established by the Government of the Republic of Lithuania.

The procedure for allotting land to be used for facilities established by the Ministry of National Defence shall be established by laws and the Government of the Republic of Lithuania.

The procedure for leasing state land shall be established by laws and the Government of the Republic of Lithuania.

Article 23. Institutions having the Right to Lease or Allot for Use State Land

The right to use state land shall be granted by:

- 1) the Government of the Republic of Lithuania; and
- 2) town (district) boards.

The town (district) boards shall grant the right to use plots of land of such size and in such cases as are established by the Government of the Republic of Lithuania.

State land shall be leased in accordance with the procedure established by the Law on Land Lease and the Government of the Republic of Lithuania by town (district) boards, other institutions which perform the functions of the owner of state land or which have the rights to possess said land and (when land is subleased) by the users of state land.

Article 24. Transfer of State Land into Private Ownership

State land shall be sold or in any other way transferred into private ownership by town (district) boards in accordance with the procedure established by law and the Government of the Republic of Lithuania.

IV. Common Ownership of Land

Article 25. The Concept and Types of Common Ownership of Land

A plot of land may belong by the right of common ownership to two or more citizens of the Republic of Lithuania or to the State and one or several citizens.

There may be two types of common ownership of a plot of land: common ownership with the owned parts being specified - part ownership, and common ownership with the parts being undivided - joint ownership.

A plot of land held by the right of common part ownership shall be registered with the state institutions which manage the State Land Cadastre, listing the co-owners, specifying the location of the common plot of land and the area and portion of value of the land plot which belongs to each co-owner, whereas a plot of land held by the right of joint ownership shall be registered by stating the owners in common, the location of the common plot of land as well as its total area and value.

Common ownership shall be considered as signifying divided interest (part ownership) unless the law established otherwise.

Article 26. Acquisition and Holding of Land by the Right of Common Part Ownership when Part Owners are Citizens

When part owners are two or several citizens, land shall be acquired by the right of common part ownership or the acquired land shall be joined and held in accordance with the procedure established in this Law and in the Civil Code of the Republic of Lithuania.

When land is purchased by the right of common part ownership, the shares of the land of the part owners shall be established by their mutual agreement and shall be recorded in the land purchase-sale contract specifying the size and value of their respective shares.

On the agreement of owners of plots of private land, two or more plots may be joined into one plot of land held by the right of common part ownership. The plots of land shall be joined by concluding a written agreement which shall be certified by a notary and shall be within 3 months registered with the institutions which manage the State Land Cadastre.

Article 27. Acquisition and Holding of Land by the Right of
Common Part Ownership when Part Owners are the
State and One or Several Citizens

When part owners are the State and one or several citizens, land shall be acquired and held by the right of common part ownership in accordance with the procedure established by this Law and by the Civil Code of the Republic of Lithuania.

Common part ownership of land of the State and citizens shall be formed when citizens acquire from the State a part of the land plot of the house holding. An agreement between the State and other part owners shall be required for holding, using and disposing of said plot of land only in the cases specified in Article 29 of this Law, or when the jointly held plot of land is being redivided among the part owners, or upon changing the areas of land used by them and the conditions of use. In this case the State shall be represented by a town (district) local government.

Article 28. Acquiring and Holding Land by the Right of
Common Joint Ownership

Land may belong by the right of common joint ownership only to citizens of the Republic of Lithuania. It shall be acquired and possessed in accordance with the procedure established by this Law, the Civil Code, and the Marriage and Family Code of the Republic of Lithuania.

Article 29. Termination of the Holding of Land by the
Right of Common Part Ownership and
Separating Land from the Plot of Land Held
in Common

Upon mutual agreement the part owners of the plot of land, held by the right of common part ownership, shall have the right to terminate the holding of the land by the right of common part ownership, and each co-owner shall be entitled to request the separation of his share.

A plot of land held by the right of common part ownership may be divided among the part owners or shares of the land area may be divided off - in kind to one or several part owners in accordance with the requirements set forth in Article 18 of this Law.

The division of the land plot held by the right of common part ownership as well as the separation of the co-owner's share from the common plot of land shall be executed by a written agreement which shall be certified by a notary and shall be within 3 months registered with the institution which manages the State Land Cadastre. When a land plot is divided off in kind, the plan of the plot of land which is divided off must be appended to the agreement.

Article 30. Powers of the State in Regulating
Relations Pertaining to Land

The Seimas of the Republic of Lithuania shall:
pass and revise laws on the regulation of relations
pertaining to land.

The Government of the Republic of Lithuania shall:

1) issue and revise, in accordance with the procedure
established by law, standard acts on the regulation of such
issues as the ownership, holding, use of land and other issues of
regulation of relations pertaining to land;

2) work out and implement programmes for the use of land,
optimisation of territories and land improvement;

3) prepare and approve the master plan of the territorial
planning of the Republic of Lithuania, approve other territorial
planning documents of national significance;

4) plan and finance land-use planning, forest-management
works and works related to the management of the land cadastre;

5) establish the special condition for land and forest use;

6) settle the issues concerning the taking and allotment of
land, the changing of the proper purpose of land use and other
issues related to the management of the stock of land, provided
that they are not assigned within the powers of local
governments; and

7) prescribe business restrictions and conditions of land
use in the allotted areas of land.

The Ministry of Agriculture or the institution specially
authorised by the Government of the Republic of Lithuania to hold
the stock of state land shall:

1) direct the institutions and enterprises which carry out
the works of the State Land Cadastre and state land-use planning;

2) prepare material for the Government of the Republic of
Lithuania required for the taking of land or for allotment
thereof for public needs, for changing the proper purpose of land
use and for settling other issues of land-use planning; and

3) organise state control of land use.

On their respective territories local governments shall:

1) implement the Law on Land and the decisions of the
Government of the Republic of Lithuania and its authorised
institutions on the use of land;

2) adopt decisions to transfer into private ownership or
lease state land;

3) settle issues concerning the taking or allotment of land,
the changing of the proper purpose of land use in the event that
the area of the allotted land does not exceed 1 hectare in towns
and urban-type settlements and 10 hectares in rural areas and if,
in the cases specified by the Government of the Republic of
Lithuania, the taking or allotment of said land has not been
assigned to the competence of the Government of the Republic of
Lithuania;

4) control the taking and allotment of land;

5) approve and implement land use planning schemes and plans

as well as other territorial planning documents which provide for the restrictions of areas of used land and land holdings as well as changes of proper purpose of land use and business restrictions on the territory of the local government;

6) in accordance with the procedure established by the Government of the Republic of Lithuania establish conditions of land use, land servitudes and business restrictions;

7) carry out, in accordance with the procedure established by the Government of the Republic of Lithuania, works of the Land Cadastre and the Cadastre of other Real Property which conditions the use of land;

8) carry out, in accordance with the regulations approved by the Government of the Republic of Lithuania, state control of the use of land; and

9) perform other actions provided by law concerning the regulation of the state holding of the stock of land and regulation of land use.

Article 31. Procedure for Establishing and Changing the Proper Purpose of Land Use

Land users who wish to use it for a purpose other than that established during the acquisition of land or the leasing or allotment thereof for use must receive a permission of the Government of the Republic of Lithuania or of the town (district) local government.

The proper purpose of land use shall be established by the documents of territorial planning: plans of local government territorial management, master plans and detailed plans of towns and settlements, special-purpose territorial plans, land-use and forest-management plans.

The proper purpose of land use shall be established or changed pursuant to the documents of territorial planning. Decisions on the establishment or changing of the proper purpose of use of a plot of land shall be adopted by :

1) town (district) board if the area of the plot of land does not exceed 1 hectare in towns and urban-type settlements and 10 hectares in rural areas, provided that in the cases established by the Government of the Republic of Lithuania the allotment of said plots of land has not been assigned within the powers of the Government of the Republic of Lithuania, as well as in the cases when the plots are larger in size, upon coordination thereof with the interested ministries in accordance with the procedure established by the Government of the Republic of Lithuania; and

2) the Government of the Republic of Lithuania in other cases and on the recommendation of the Ministry of Agriculture.

When the purpose of land use is being changed, the principal conditions for the change of the proper purpose of land use and the compensation of losses inflicted by the change to agricultural production and forest economy shall be specified in the decision in the manner established by the Government of the Republic of Lithuania. A decision concerning the changing of the proper purpose of use of a forest tract land shall be adopted

only on coordination with the Ministry of Forestry and the Department of Environmental Protection.

Records in the town (district) register of land shall be revised pursuant to the adopted decision.

The proper purpose of land use in the territories of preserves, national and regional parks shall be changed only in accordance with the approved plans of management of preserved territories or upon receiving the permission of the Department of Environmental protection.

Article 32. Taking of Land for Public Needs

The land may be taken from land owners and the users of state-owned land only in the exceptional cases by the decision of the Government of the Republic of Lithuania or a local government of a town (district) when land is needed:

- 1) for national defence;
- 2) for state airports, ports, and their facilities;
- 3) for the construction of state railways, state roads and pipe lines, high voltage transmission lines;
- 4) for the constructions of national significance, the development of urban and rural infrastructure, common needs of the population, public construction and recreation;
- 5) for the exploitation of mineral resources prospected at the expense of the state;
- 6) for fixing points of state geodetic, gravimetric and astronomic networks;
- 7) for the purposes of protecting natural, archeological and historic buildings and areas;
- 8) for the needs and common (public) use by local governments, if it is provided for in the detailed plans of towns and settlements and land use plans prepared according to the established procedure.

Land plots shall be taken from the owners of land by buying them out at the official land market price of that locality or by giving into their ownership other plots of land of equal value in another locality in accordance with the procedure established by the laws and the Government of the Republic of Lithuania. Provided the owner of land does not agree with the decision of the state agency that the land would be taken for public needs, or with the method of buying out land and/ or the offered price, this decision may be appealed against to court within one month from the adoption of such decision.

In the cases not specified in Par.1 hereof, the land necessary for state enterprises, offices and organisations, as well as for other needs of the State and the population may be bought out from the land owners at the price and under the terms and conditions agreed upon by a local government of a town (district) and the land owner.

If the land allotted for use or leased state land is taken for public needs specified in Par.1 hereof, the right to use land or the lease shall terminate prior to the expiration in accordance with the procedure established by laws or the Government of the Republic of Lithuania and the tenants of state land and other users thereof shall be compensated for all losses relative thereto.

If leased private land is taken for public needs, the land

lease contract shall be terminated prior to the expiration of its term and the owner of land shall compensate the tenant for all losses relative thereto.

Article 33. Taking of Land into the Stock of Unoccupied State Land

The land shall be taken from the land owners into the stock of the unoccupied state land provided:

1) they renounce the right of ownership of their own free will to the benefit of the State;

2) the land owner dies and there are neither beneficiaries nor legitimate heirs;

3) the right of the ownership of land is terminated by the decision of the court to transfer land to the State.

The land shall be taken into the stock of the unoccupied state land from the users of state land who have concluded lease contracts provided:

1) they decline of their own free will to use the land given to them for use or held by them on lease;

2) the term for which the land has been allotted for use or the lease term expires and the land lease is not extended;

3) the land lease or the right to use is terminated according to the procedure established by laws prior to the expiration of the term.

The land shall be taken into the stock of unoccupied state land according to the procedure established by the Government of the Republic of Lithuania.

Article 34. Protection of the Right to Ownership and Use of Land

The State shall protect the rights of ownership and use of land as well as the interests of the population of the Republic of Lithuania, which may be affected by the activities of the users of land.

Sanctions established by laws shall be applied to persons who have committed trespass to land or by their business activities in the land used by them caused harm to the legitimate interests of other owners of private land, the State and individuals, as well as have violated environmental requirements.

State institutions, other natural and legal persons through the fault of which landowners could not use, hold and dispose of land, and the land users could not use it for its proper purpose, must indemnify losses incurred by landowners or land users.

Natural and legal persons the activities of which carried out on the land used by them caused harm to the interests of other land users or inhabitants and have breached environmental requirements, must indemnify damages caused by these violations.

V. The Land Designated for Agricultural Purposes

Article 35. The Land Designated for Agricultural Purposes
and the Management of its Territory

The land designated for agricultural purposes shall comprise the plots of land used or allotted for the functioning of agricultural enterprises and farms and for other agricultural activities, including agricultural land, the land occupied by dwelling houses and farm buildings, yards, roads, the land suitable to be transformed into agricultural land and other lands lying within the boundaries of these plots.

The territory of land designated for agricultural purposes shall be managed according land- use plans prepared and approved by a local government of a town (district), taking into account the interests of landowners, land users and of the public: the boundaries of the existing land holdings shall be revised; new land holdings shall be formed; farmsteads and production facilities shall be built, roads with hard cover shall be laid; ponds shall be made; forest shall be planted; forests, marshes and shrubbery shall be transformed into agricultural land.

The procedure for assigning forests lying within the boundaries of lands designated for agricultural purposes to the land designated for forestry purposes and the procedure for the use of these forests shall be established by the Government of the Republic of Lithuania.

Upon the approval of comprehensive land- use plans of land reform, the maximum size of agricultural land acquired by persons into private ownership for the expansion of farmer's farm or the establishment of new farmer's farm or (when said persons are members of agricultural enterprises) for common agricultural activities (when the acquired land shall be leased to these agricultural enterprises), shall be established by a local government of town (district) according to land- use plans prepared in the established manner or according to the land- use plan of an administrative territory.

The maximum size of land designated for agricultural purposes, which is being taken on lease for the expansion of farmer's farm or for agricultural enterprise for the period not shorter than 3 years shall not be limited if the boundaries of the land plots taken on lease and the management of their territory is coordinated with the land- use plans approved by a local government of town (district).

The maximum size of land designated for agricultural purposes, which is being acquired or taken on lease for other agricultural activities, shall be established by the Government of the Republic of Lithuania.

Article 36. Land Designated for Agricultural Purposes Used
by Agricultural Enterprises

Agricultural state enterprises and state joint stock enterprises shall use public or private land held on lease.

Other agricultural enterprises shall use private land taken on lease, allotted to them according to the procedure established by the Law on the Procedure and Conditions for the Restoration of Ownership Rights to the Existing Real Property and the leased land that is being purchased for public needs, as well as leased

unoccupied land belonging to the stock of state land.

The lands of agricultural enterprises shall be managed and used according to the land-use plans.

Article 37. Farmer's Farm Land

Land holdings acquired into private ownership or taken on lease for more than 3 years period and registered with a local government of town (district) as a farmer's farm according to the procedure established by the Ministry of Agriculture shall be attributed to the farmer's farm land.

The farmer's farm shall be registered on the basis of information furnished by the interested person and the agency operating State Land Cadastre provided:

1) the person in whose name the farm is being registered is recognised as prepared to engage in farming according to the procedure established by the Ministry of Agriculture. The requirement of the preparedness to engage in farming shall not apply to the person who inherits the farmer's farm, as well as to the farmer's spouse and children to whom the farmer's farm land is conveyed;

2) the land holding (with the exception of land leased to other persons) comprises not less than 3 hectares of farming land or its user specialises in market plant-growing -- not less than 0.3 hectares of farming land;

3) the person in whose name the farm is being registered:

lives or is getting established himself in a farmer's farmstead;

lives in the place other than the farmer's farm is located, but has the possibility to organise independent agricultural activities.

The farmer's farm land may comprise the private land of the members of his family: spouses, parents (foster parents), children (adopted children) as well as the private land of brothers or sisters living on the same farm -- joined for holding it by the right of common ownership or given into possession for the use by one of these persons.

Article 38. Other Land Designated for Agricultural Purposes

The land designated for agricultural purposes which is not attributed to the farmer's farm according to the established procedure or is not leased to agricultural enterprises, shall be considered as other land designated for agricultural purposes. Its users may be:

1) persons who have acquired into private ownership or taken on lease private plots of agricultural land for the production of agricultural produce;

2) persons to whom state land was allotted for their personal farm, office lot, gardening and vegetable growing;

3) research and educational establishments, forestries and other offices and organisations specified in Article 22 of this law, which use state plots of land allotted to them for the

production of agricultural produce;

4) other natural and legal persons who have taken the land on lease from the stock of unoccupied state land for the production of agricultural produce.

Article 39. Protection of Land Designated for Agricultural Purposes

State plots of land comprising agricultural land and other used lands which due to the features of soil are suitable to be transformed into agricultural land, shall be sold, allotted or leased primarily for agricultural activities.

When using private and state land designated for agricultural purposes, agricultural lands must be protected against the impoverishment of soil, wind and water erosion, overgrowing with shrubs and forest, turning into swamps or other deterioration of properties. While carrying out constructions or exploiting natural resources, fertile layer of soil must not be destroyed and must be used for the improvement of agricultural land whereas damaged land must be recultivated.

The land designated for agricultural purposes may be transferred or may be allotted for other purposive use only according to the territorial planning documents prepared in the established manner and land-use (land allotment) plans, having assessed the expediency of land transfer (allotment, losses of agricultural production and possible losses incurred by natural and legal persons caused by the change of the proper purpose of land use and having provided the compensations for these losses.

Resources received due to the change of the proper purposive use of the land designated for agricultural purposes shall be used to finance the transformation of other lands designated for agricultural purpose into farming land, improvement of the value of farming land and soil improvement measures according to the procedure established by the Government of the Republic of Lithuania.

VI. Land Designated for Forestry

Article 40. Land Designated for Forestry

Land designated for forestry shall comprise:

1) land covered with forest with the exception of forests of the reserves;

2) other forest land: cutting areas, burned areas, thinnings, glades, waste plots of land, marking off and safety strips, etc.

3) land occupied by forest roads, timber storage points, and other facilities and equipment used for forestry needs;

4) land meant for afforestation purposes;

5) game feeding points; other non-forest lands surrounded by forests.

Regeneration and protection of forests in the land

designated for forestry purposes shall be regulated by the Law on Forestry.

Funds received for the change of the proper purposive use of forest land shall be used for afforestation, regeneration, tending and protection of forests according to the procedure established by the Government of the Republic of Lithuania.

Agricultural land lying within the boundaries of land designated for forestry purposes must be used for the production of agricultural produce until it is not used for its proper purpose.

Article 41. Owners and Users of Land Designated for Forestry

The owners of land designated for forestry shall be the citizens who have been returned the former forest or land covered with forest into their ownership, and who have received forest without compensation in the process of land reform, or who have bought forest. The maximum size of the forest tract acquired into private ownership by one person shall be established by the Government of the Republic of Lithuania upon the approval of comprehensive land-use plans of land reform.

State land designated for forestry purposes shall be allotted for the use and possession or leased to forestries, national and regional parks. Forestries and national parks are government agencies responsible for the implementation of regeneration, tending and protection of forests.

State forest tracts which due to their size, location and characteristics of stands may be used for forestry activities shall be allotted for use or leased to farmers and agricultural enterprises, other natural and legal persons, provided these tracts lie within the territory of their agricultural land.

VII. LAND DESIGNATED FOR CONSERVATION PURPOSES

Article 42. Land Designated for Conservation Purposes

Land designated for conservation purposes comprises the land which, according to the established procedure is allotted or attributed to:

- 1) state reserves;
- 2) territories of the monuments of nature, history, archaeology and culture;
- 3) conservation zones of national and regional parks;
- 4) other objects of nature wherein economic activities are prohibited, which are not associated with special maintenance, management and protection of the territory occupied by them.

The procedure for the use and protection of land designated for conservation purposes shall be regulated by the Law on the Environmental Protection, other laws and subordinate acts.

The land of other categories may also be designated for conservation purposes according to the procedure established by the Government of the Republic of Lithuania.

VIII. The LAND DESIGNATED FOR MISCELLANEOUS PURPOSES

Article 43. The Land designated for miscellaneous purposes

The land designated for miscellaneous purposes shall comprise plots of land acquired by the citizens into private ownership according to the established procedure, as well as plots of land allotted for use or leased for :

- 1) owner-occupied housing;
- 2) the construction and operation of dwelling, social and industrial establishments used for various purposes;
- 3) transport and other communications;
- 4) the exploitation of mineral resources, peat-bogs and underground water;
- 5) national defence purposes;
- 6) recreation;
- 7) common (public) use by towns and settlements and for other needs of local governments;
- 8) any activities other than agriculture and forestry.

The area of state land needed by the users of land designated miscellaneous purposes, shall be established according to the standards approved by the Government of the Republic of Lithuania, the ministries and state agencies.

In the cases established by the laws and Government decrees, the land shall be transferred, allotted or leased for miscellaneous purposes on agreement, only upon the execution of documents of territorial planning and land-use (land allotment) plans.

The land designated for miscellaneous purposes shall be managed in compliance with building and planning projects approved according to the established procedure.

Agricultural lands lying within the land designated for miscellaneous purposes must be used for the production of agricultural produce until they are used for the proper special purpose.

IX. THE LAND OF THE STATE STOCK OF WATERS

Article 44. The Land of the State Stock of Waters

The land of the state stock of waters shall comprise areas of land occupied by:

- 1) territorial sea;
- 2) the Curonian lagoon;
- 3) rivers with constant water flow, the basin of which is not less than 25 sq.km., or connecting the lakes assigned to the

state stock of waters;

4) lakes with an area exceeding 5 ha, which have not been returned into private ownership, and other lakes provided they are connected by rivers assigned to the state stock of waters or they are assigned to the state stock of waters according to the procedure established by the Government of the Republic of Lithuania;

5) not privatised water bodies established with the funds of the state or local government budgets.

The procedure for the use of water bodies assigned to the state stock of waters shall be established by the Law on Water.

X. THE STOCK OF THE UNOCCUPIED STATE LAND

Article 45. The Stock of the Unoccupied State Land

The stock of the unoccupied state land shall comprise state land which is not allotted for the use by natural and legal persons, is not leased or transferred into private ownership.

The stock of unoccupied state land shall be operated by local governments according to the procedure established by the Government of the Republic of Lithuania. Upon the determination of the purposive use of its separate plots and upon the completion of necessary works of territorial optimization, management and soil improvement with the funds of local governments, the land of the stock of the unoccupied state land, which is not used for common needs of the inhabitants (streets, squares, green belts, cemeteries, recreation, etc.) and is not assigned to public needs, may be sold, allotted for use, or leased according to the procedure established by this law.

XI. STATE LAND-USE PLANNING

Article 46. The Objective of the State Land-use Planning

The objective of the state land-use planning is:

1) to prepare the state land development and protection programmes and land-use plans of administrative territories of the country, as the integral part of territorial planning (landscaping);

2) to prepare land-use plans for the determination or revision of administrative boundaries, and other management plans of administrative territories;

3) to prepare land-use plans for the taking of land for public needs and for the allotment of land to local governments and the common use of the inhabitants, state enterprises, offices and organisations;

4) to prepare land-use plans for the buying out, transfer and exchange of land, for the formation of new or restructuring of the existing land holdings, and for the establishment of special conditions for land use, restrictions of activities and servitudes;and

5) to prepare land-use plans for the management of land

holdings of agricultural enterprises and on individual orders, for the management of land of farmers' farms and of other land users and for the organisation of rational land use.

Article 47. Carrying out of the State Land-use Planning Works

The state land-use planning works shall be carried out at the expense of the State, the landowners and of other land users.

The works of the state land-use planning shall be organised, managed, controlled and accepted by the State Land-use Planning Agency, the functions, rights and responsibility of which shall be established by the laws and the Government of the Republic of Lithuania.

State land-use planning works shall be carried out by the state land-use planning agencies, production state land-use planning institutions or other enterprises and organisations hired by these agencies, offices and institutions.

The procedure for and the contents of the works of land-use planning and research shall be established by the Government of the Republic of Lithuania or by any other institution authorised by it.

Article 48. Private Land-surveyors

A private land-surveyor may be a person having a special higher or high education and who obtained a licence issued according to the procedure established by laws, to perform geodetic, topographic and cartographic works and a licence issued according to the procedure established by the Government of the Republic of Lithuania to perform state land-use planning works.

The rights, duties and responsibility of private land-surveyors and the type of work that they are permitted to perform shall be established by the laws and the Government of the Republic of Lithuania.

XII. STATE LAND CADASTRE

Article 49. The Objective of the State Land Cadastre

The objective of the State Land Cadastre is:

1) to register the existing and new private and state-owned plots of land and land holdings formed in the process of land-use planning; and

2) according to the system established by the Government of the Republic of Lithuania, to accumulate and update information about the possession of land plots, their size and value, the conditions and restrictions of land use, other features of land as the property or object of use, and of other real property located on that land, other distribution of land according its owners, users and land holdings.

While registering plots of land and land holdings, maps of land cadastre shall be prepared and revised, whereon registered plots of land and other objects of real property and the nature, affecting the value of land plot and conditions of use, shall be marked. The contents of maps of land cadastre shall be established by the state land-use planning agency.

The data of State Land Cadastre is an official information

about the stock of land of the Republic of Lithuania, its use and holder.

Article 50. The Management of the State Land Cadastre

The State Land Cadastre shall be drawn up and kept by the state land-use planning agency and its offices according to the procedure established by the laws and the Government of the Republic of Lithuania.

Survey, soil research, land accounting and valuation works necessary for the State Land Cadastre shall be carried out by the production state land-use planning institutions or other enterprises, organisations and private surveyors hired by them.

Legal and natural persons and state institutions must provide offices that manage the State Land Cadastre with necessary information about the land used by them or which is at their disposition, as well as the buildings and facilities located thereon.

Works necessary for the drawing up of the State Land Cadastre shall be carried out at the expense of the state, local governments, land owners and land users according to the procedure established by the Government of the Republic of Lithuania.

Article 51. Application of Data of State Land Cadastre

The data of the State Land Cadastre shall be furnished to state institutions and natural and legal persons and used for :

- 1) the formation and implementation of the state land use policy;
- 2) the creation and operation of land information system;
- 3) the planning of state land improvement and protection;
- 4) natural resources and territorial planning;
- 5) the preparation of land use plans and schemes;
- 6) determination of an official market price of a plot of land;
- 7) the mortgage of land and the formation of land market;
- 8) imposition of taxes on land and the formation of the system of land taxes;
- 9) state control of land use ; and
- 10) information on land in statistical and other official publications.

Interested persons shall pay for the information of the State Land Cadastre according to the procedure established by the Government of the Republic of Lithuania.

Article 52. The Contents of State Control of Land Use

State control of land use shall be carried out by the institutions specified in Article 30 of this law according to the regulations approved by the Government of the Republic of Lithuania.

State control of land use shall embrace:

- 1) coordination and examination of programmes, plans, schemes, other documents of territorial planning relative to the principle purposive use of land, revision of the boundaries of the plots of land and conditions of land use; and
- 2) systematic checking whether the activities of land users are in compliance with laws and the procedure established by the Government of the Republic of Lithuania.

Article 53. Liability for the Violation of Land Legislation

Natural and legal persons shall incur disciplinary, administrative, material and criminal responsibility under the laws of the Republic of Lithuania if they have :

- 1) willfully occupied plots of land;
- 2) damaged or destroyed boundary marks, geodetic signs and points, and laid up boreholes;
- 3) used the land not for its proper purpose;
- 4) not met special land use conditions and restrictions;
- 5) failed to take measures so that the land could be used for its proper purpose;
- 6) failed to take mandatory measures for the improvement and protection of soil of agricultural land ;
- 7) violated the interests of other land users and the inhabitants;
- 8) not met the requirements established during the allotment of land or prescribed by land lease;
- 9) prevented other land users from using land for its proper purpose; and
- 10) made other violations of legislation regulating land use relationship.

Willfully occupied plots of land shall be taken away without reimbursing inputs made during the unlawful use of land . Plots of land must be brought to such a condition that they could be used for their proper purpose at the expense of enterprises, organizations or individuals which occupied them willfully,

Article 54. Reimbursement of Damage Caused by Reason of Unlawful Activities

Natural and legal persons who have violated the established land use requirements, must compensate for the damage caused to other natural and legal persons and the State according to the procedure established by laws.

XIV. LAND DISPUTES

Article 55. Definition of Land Disputes

Land disputes mean the disputes arising between:

- 1) land owners and other legitimate users of land -- concerning trespass;
- 2) land owners and other legitimate users of land and other individuals, enterprises, offices and organisations -- concerning the unlawful occupation of a plot of land or prevention from the use of a plot of land belonging by the right of ownership or used on other grounds;
- 3) land owners and other legitimate users of land -- concerning the termination of activities (even though, lawful) in the adjacent plot of land, which cause damage to other land belonging by the right of ownership or used on other grounds;
- 4) land owners and the Government of the Republic of Lithuania or a local government of town (district) -- concerning the method and amount of compensation for the land taken for public needs;
- 5) land owners and land tenants and the Government of the Republic of Lithuania or a local government of town (district) -- concerning the change of the proper purpose of its use or (and) setting of special land use requirements and restrictions of activities;
- 6) the lessor and lessee -- concerning land lease; and
- 7) land co-owners -- concerning the holding, use and disposal of the plot of land that is a common property.

Article 56. Procedure for the Consideration of Land Disputes

Land disputes shall be considered by courts according to the civil proceedings.

By the agreement of the parties, land and other disputes arising in respect of civil legal relations may be referred for decision to the arbitration court, the regulations thereof shall be approved by the Government of the Republic of Lithuania.

XV. INTERNATIONAL AGREEMENTS

Article 57. International Agreements

In the cases where the international agreements binding upon the Republic of Lithuania prescribe the rules of land use other

than those established by the laws of the Republic of Lithuania, the rules provided for in the international agreements shall apply, provided they do not contradict the Constitution of the Republic of Lithuania.

XVI. ENACTMENT OF THIS LAW

Article 58. Enactment of this Law

The present law shall come into effect as of 1 July 1994.

Upon the coming into effect of the Law on Land of the Republic of Lithuania, Par. 10 of Article 11 of the Law on Land Reform shall become invalid.

I promulgate this Law passed by the Seimas of the Republic of Lithuania.

President of the Republic

Algirdas Brazauskas
