

## Trends of land lease relations development in agriculture of Ukraine

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Conducted reform of the agricultural sector Ukraine ensured the transformation of property relations and on this basis – the gradual development of lease land relations in the countryside. However, long-term operation and distribution of lease land relations in rural areas has not provided the active development of the land lease, which for a long period is in its formative stage.

Lease of land as a form of industrial relations in rural areas was at the first time legally enshrined by the Land Code Ukraine in 1992. Land lease has the following characteristics: presence of land lease agreement; tenant's acquisition of rights of ownership and use of land; payment for land use (rent); definite period of land use (clearly determined land lease term). It is the presence of all above mentioned features that ensures the implementation of land use relations, including land lease relations in accordance with the current land legislation.

In terms of incompleteness of the agricultural sector reforming, the process of effective land use escalates and takes on new

meaning, namely organizational, economic and environmental. Conducted researches allow stating that the current use of land resources in agriculture is carried out with significant violations, such as: do not adhering to the rules of rational land use and protection; almost missing is the implementation of agricultural production based on scientifically grounded crop rotations and technologies; part of agricultural land is not used for the intended purpose because of the distance, inconvenient passages, low efficiency, and so on.

Thus, the prerogative of the further development of lease land relations in the agriculture of Ukraine should be solving issues relating to their formation on a competitive basis, discussing disputes between owner and renter: establishing the optimal amount of rent, forms of payment, terms, compliance of parties with contractual obligations, conservation and sustainable use of leased land, development of agricultural production crediting mechanisms, improvement of the current land legislation and so on.