

## **SOME ISSUES ABOUT THE MORATORIUM IMPACT ON THE FORMATION AND DEVELOPMENT OF LAND MARKET IN UKRAINE**

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The article discusses issues of market reforms, including land one. There is investigated the impact of the acceptance of requirements by the International Monetary Fund, where an urgent problem is the law on turnover of agricultural land. The analysis of possible situations that may arise in Ukraine due to the removal of the moratorium on land sales is made on specific examples. A study of the positive and negative sides of the moratorium and the introduction of the land market is done. This has led to the fact that there are many opponents of the introduction of free land sales, which affected the extension of the moratorium period for another year. This situation is explained by the fact that the issue of land ownership, namely: ownership, use and disposal of land resources in agriculture require further discussion. There is made a detailed analysis of the impact of opening of agricultural land market on the economic well-being and potential profit (loss) of various stakeholders, namely small farmers who live in rural areas, and those who are not involved in farmers' activities; medium and large farms, monitor the dynamics of the rural popula-

tion and the national economy (impact on exports, foreign investment, introduction of technologies).

Established that the sale of land will increase farm efficiency, promote economic growth in rural, agricultural sector, increase export potential of the country, facilitate access to credit for small and medium enterprises; opening the land market to foreign investors will increase a demand for land and provide a more competitive market prices for the resource that is expected to improve the economic well-being of citizens. Thus all existing threats must be minimized and resolved by Ukrainian legislation through the adoption of appropriate laws. We considered macroeconomic factors, living standards, investment climate, social norms and demographic characteristics of the population, measures of the state regulation, natural features, and physical characteristics of the land.

Proposed suggestions for improving and developing agricultural land market, creating robust institutional and regulatory framework of market functioning and protection of holders' human rights.