

violation of property rights by foreigners

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land alienation

- If a person's property on the grounds allowed by the Law turns out to be a land plot or a share of agricultural land and this entails a violation of the requirements of this Law, such land plots or a share must be alienated by the owner.
- The alienation of a land plot or a share in the right of common ownership of a land plot from agricultural land acquired before and after the entry into force of this Law must be made during the year.
- If, in violation of the requirements of the law, the owner does not alienate the land plot or share during the above-mentioned period, a state body of a constituent entity of the Russian Federation is obliged to file an application to force such an owner to sell a land plot or a share in the right to joint ownership of a land plot from agricultural land at tenders.

How to deal with foreign citizens who have already acquired land on legal grounds?

- Article 238 of the Civil Code of the Russian Federation states that if the property turned out to be a foreign citizen on the basis of the law, but there is no possibility to have it on the right of ownership, then it must be voluntarily alienated within a year. Otherwise, the court, having received a statement from local authorities or state bodies, will issue a resolution on the sale of this plot, and the proceeds from the sale will be transferred to its former owner.

conclusion

- Thus, agricultural land cannot be owned by foreigners at all. Foreign citizens, stateless persons and foreign legal entities may own and use agricultural land plots only on the basis of their right to lease.