



Rural areas in Prekmurje region (North-East of Slovenia)

Land Banking in Slovenia

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What is land banking?

Land banking is a **set of systematic activities** implemented by an institution with **public purpose**, performing the intermediate purchase, sale, exchange or lease of land in rural areas to:

- **increase land mobility,**
- **facilitate development of agricultural land markets, and**
- **to pursue public policy objectives** related to agricultural and rural development, sustainable land use and implementation of public projects related to nature restoration, environmental protection, climate change and construction of largescale infrastructure.

Veršinskas et al., 2020: FAO Legal Guide on Land Consolidation.



Posavje – Sava valley (South-East of Slovenia)

Land banking in Slovenia?

In principle NO

but an important role in rural land management/market has

National Farmland and Forest Fund (*Sklad kmetijskih zemljišč in gozdov Republike Slovenije*)



<http://www.s-kzg.si/en>

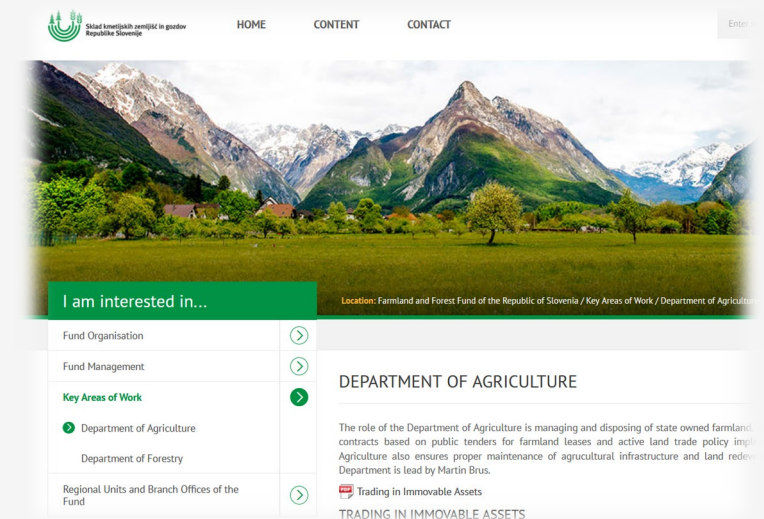
National Farmland and Forest Fund (NFFF)

- In the framework of land reform (restitution) in 1990s
 - Denationalisation process:
 - Under the 1991 Denationalization Law, former state land owned or used by agriculture companies became state property;
 - The National Farmland and Forest Fund According was establish to manage state agricultural and forest land (not the case for building land!)
 - The main purpose of the Land Fund to manage of state agricultural land and forests;
- Established in 1993 by the Republic of Slovenia
 - National Farm Land and Forest Fund Act (*Zakon o Skladu kmetijskih zemljišč in gozdov Republike Slovenije*)



National Farmland and Forest Fund – some statistics

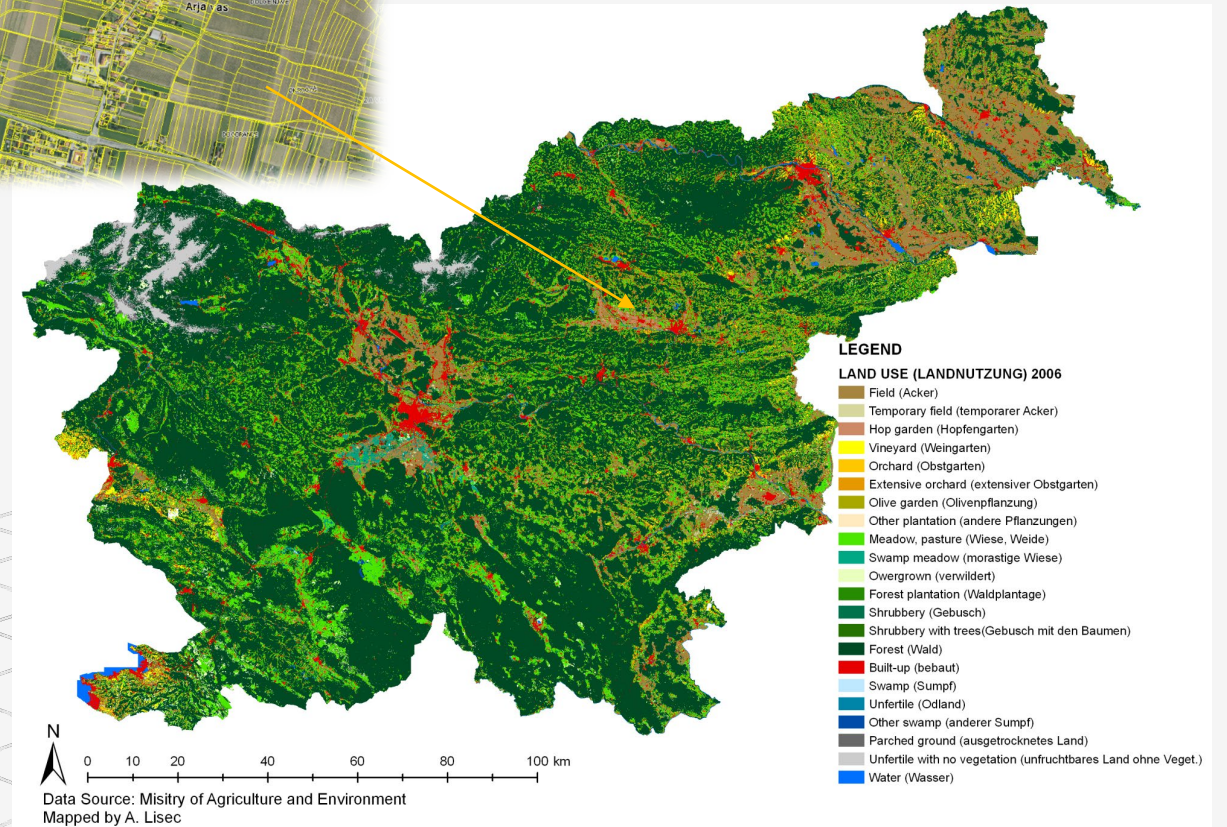
- Main activities:
 - Manages approx. 60,000 ha of agricultural land (leasing to farmers):
 - Public announcement
 - According to the legal provision in the *Rules on the leasing of farms and agricultural land*, the leasing/renting period is usually:
 - 40 years for olive and walnut crops;
 - 30 years for vineyards;
 - 25 years for orchards and hop fields;
 - 15 years for fast plantages of fast-growing deciduous trees;
 - 10 years for other agriculture land use.
 - Rents are updated on an annual basis based on:
 - market value of agricultural land and, if applicable,
 - considering the amortisation of “permanent” crop-lands, which is also clearly defined in the contract.



<http://www.s-kzg.si/en>

Challenges in Slovenia

Area	20.273 km²
Agricultural land	27.8%
Forest	66.0%
Barren land	0.7%
Other land	5.5%
Population (May 2022)	2,079,478
Arable land per capita	0.08 ha



National Farmland and Forest Fund – land market

- Pre-emption rights for agricultural, forest land and farms transactions (Agricultural Land Act, slov. *Zakon o kmetijskih zemljiščih, 2011*):
 - the co-owner;
 - the farmer whose land is adjacent to the land to be sold;
 - the leaseholder of the land to be sold;
 - another farmer;
 - agricultural co-operative or a self-employed person that requires land or a farm holding to perform their agricultural and/or forestry activities and
- **the National Farmland and Forest Fund of the Republic of Slovenia.**
- In 2020 NFFF acquired 733 hectares of agricultural land and sold 26 ha, with also a minor share of land being exchanged;



The screenshot shows a web page titled "Aktualno Oglasna Deska" (Actual Public Notice Board) on the eUprava portal. The main text describes the process for agricultural land transactions, mentioning that certain laws allow for public notices on the eUprava portal. It lists two specific notices: one from the Ljutomer administrative unit (numbered 330-360/2022-6225-3) and another from the Murska Sobota administrative unit (numbered 330-3001/2022-6230-4). The page also shows a search filter on the right side with "Ponudba za kmetijsko zemljišče" (Offer for agricultural land) selected, and a total of 932 results.

<https://e-uprava.gov.si/en>

National Farmland and Forest Fund – challenges

- Land parcel fragmentation
- Land ownership fragmentation (co-ownership)
- Land parcel structure in land cadastre has not been updated ...

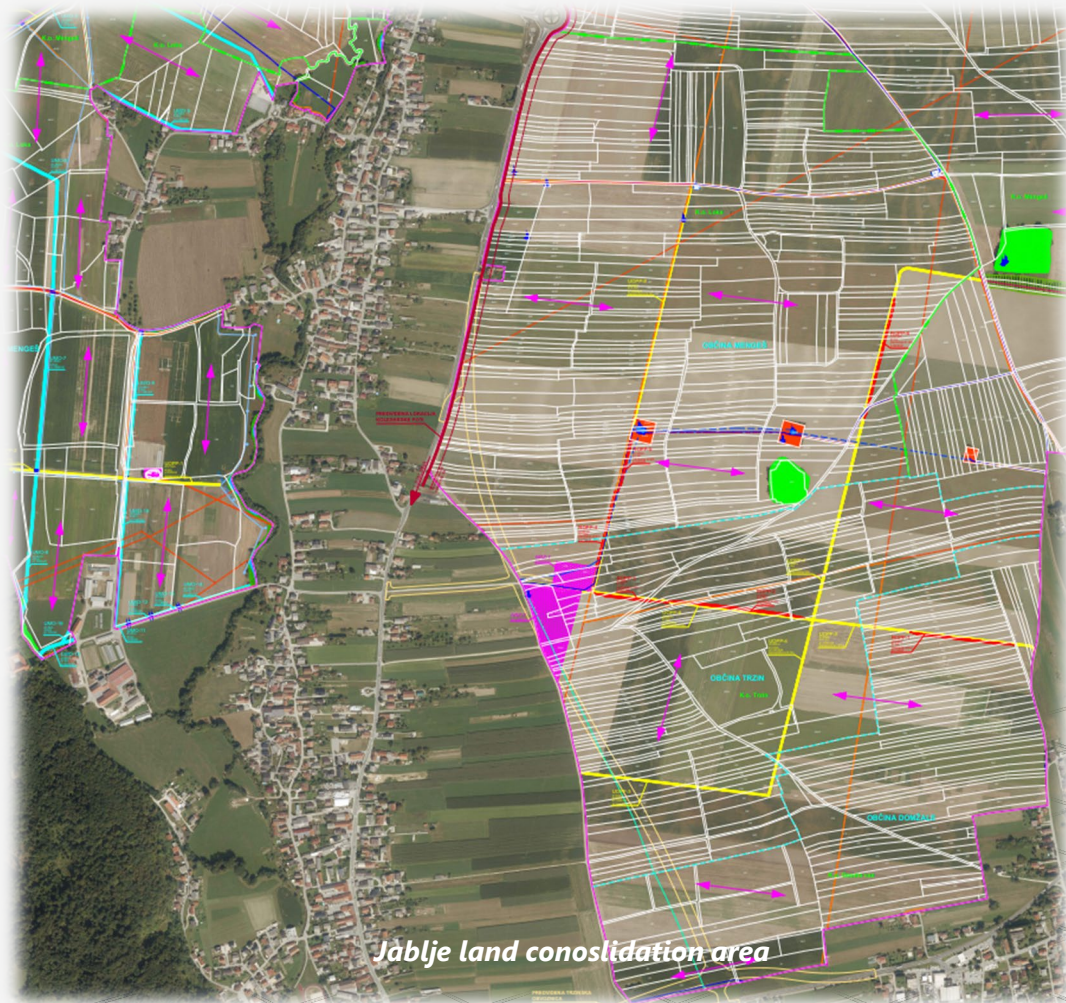


National Farmland and Forest Fund & land consolidation

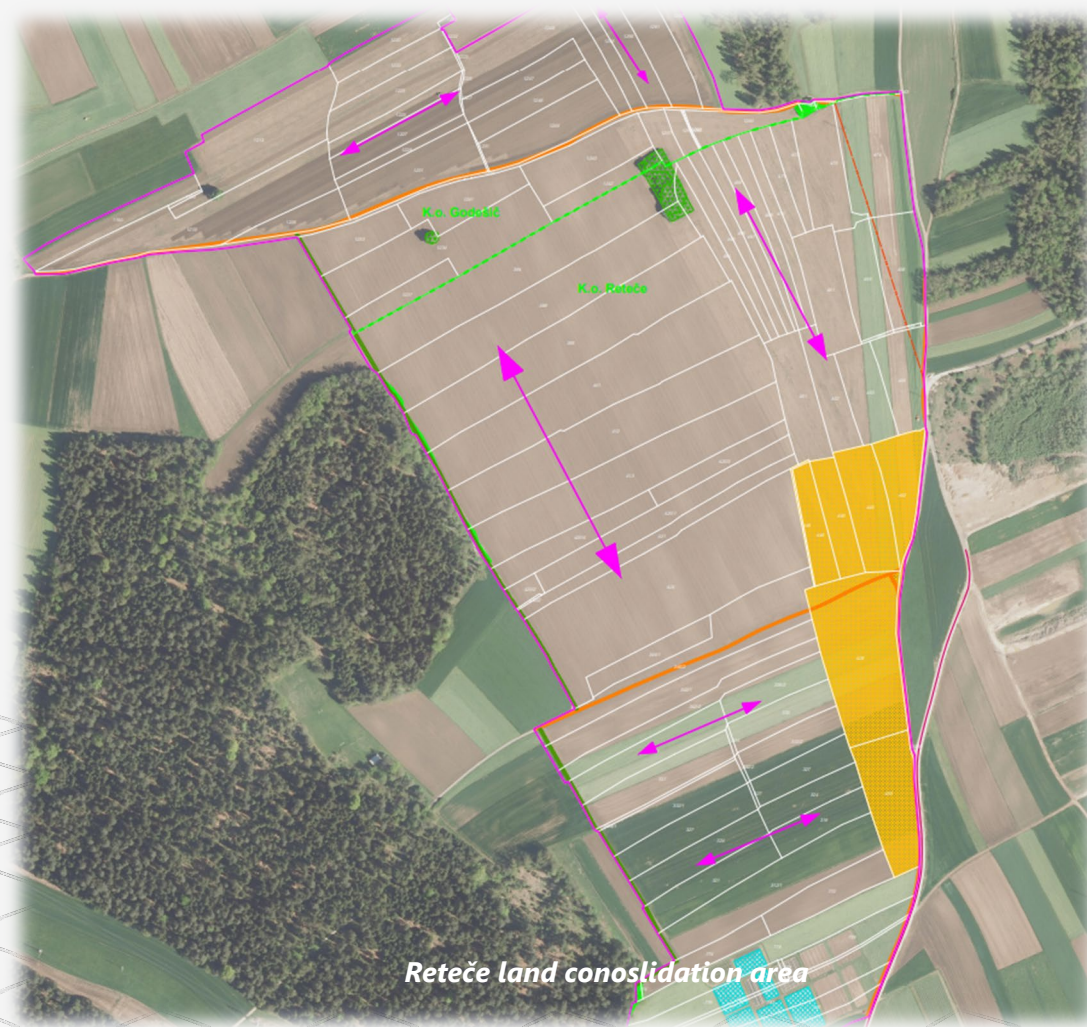
- Traditionally involved as landowners:
 - limited options for „land mobility“
 - focus on land parcel restructuring
- In the last 5 years active player/imitator of LC projects:
 - 22 projects in progress
 - an important aim is to resolve the „co-ownership“ problems



Prekmurje region – the area of the completed land consolidation (north) and traditional land parcel structure (south)



Jablje land consolidation area



Reteče land consolidation area

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Veršinskas et al., 2020: FAO Legal Guide on Land Consolidation.





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THANK YOU FOR YOUR ATTENTION

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