

Land Banking in Spain:

A comparison between Bantegal model and other models implemented in Spain

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Overview of Land Banking experiences in Spain

LOCAL LEVEL:

- Municipalities:
 - In Galicia: Sober,
 - In municipalities of the region of Valencia: Burriana, Benifaíó and Vulnes
- Other initiatives from private sector: agricultural associations, nature conservation organizations (Land trusts, ...)

REGIONAL LEVEL:

- Galicia
- Asturias
- País Vasco (provincial level)
- Other: Aragón, Valencia, Castilla y León

Land Banks at Local Level

- Focused on trying not to have abandoned land in the Municipality
- Working identifying parcels and intermediating between landowners and farmers
- **Strong point:** trust of the landowners, "the municipality is also a neighbour"
- **Weak points:** lack of resources, not giving guarantees about the renting

Land Banks at Regional Level



- Galicia
- Asturias
- Guipúzkoa País Vasco

Land Banks of Galicia, Asturias and País Vasco

Comparison between the LB:

- ... key elements in the area regarding land tenure/use?
- ... legal and institutional framework?
- ... which are the objectives?
- ... Land: what goes into and what goes out?
- ...how does it work? Areas of working?

LAND BANK OF GALICIA



Ban Te Gal
Bancode Terras de Galicia



LB Galicia 1: key elements of the region

- Region with high role of agricultural activities
- Extreme land fragmentation (use, properties)
- No tradition on land markets
 - Not selling: land as capital for the future, ...
 - Not renting: not trusting in the tenant, ...
- Land abandonment, forest fires, ...

LB Galicia 2: legal and institutional framework

LEGAL FRAMEWORK:

Law 7/2007 about administrative and tax measures for the conservation of the agricultural area and the creation of the Land Bank of Galicia

INSTITUTION: S.A. BANTEGAL (www.bantegal.com)

Public company in charge of the management of the Land Bank, it is under the Regional Ministry of Rural Affairs.



Nowadays, a process of restructuring is going on. Bantegal will merge into a public agency (AGADER, <http://agader.xunta.es>)

Financing:

- Incomes from the Ministry
- Incomes from the management of their Patrimony

LB Galicia 3: Objective

To preserve agricultural land and not avoid its abandonment, mainly through promoting the transfer land use rights.



LB Galicia 4: what goes into and out

Transfer the rights of use

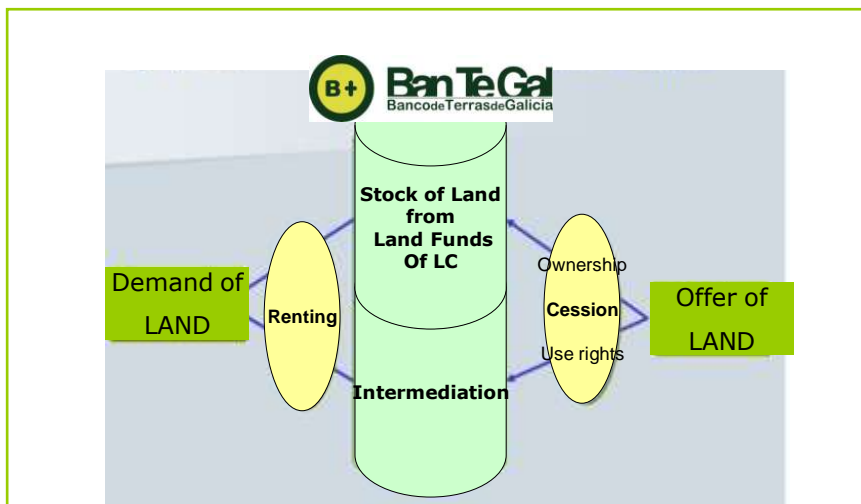
Mainly:

- Private parcels which are included in the LB by their owners
- Land funds that remain from LC procedures (owner is Bantegal)

Other possibilities:

- Private parcels that are transfer (use) by early retirement procedures
- Public properties
- Plots that are bought by BANTEGAL (pre-emption rights, although they were not applied)
- Parcels whose land owner is unknown (wanted)

LB Galicia 5: How it works (1)



LB Galicia 5: how it works (2)

1. Inventory and improving parcels of the land funds from LC projects
2. Process of incorporating private parcels in the LB
3. Process of renting parcels (private or public) for agricultural uses
4. Dinamization activities

LAND BANK OF ASTURIAS



LB Asturias-1: key elements of the region

- Area with high natural values: Natural Parks, Biodiversity Reserves
- Quite importance of cattle farms
- Big proportion of public land owned by the Municipalities:
 - About 400.000 ha (40% of the total area of the region)
 - Unknown, not registered, ...
 - Abandoned land: communal land



LB Asturias-2: legal and institutional framework

LEGAL FRAMEWORK:

Act 4/1989 about agricultural planning and rural development.

INSTITUTION:

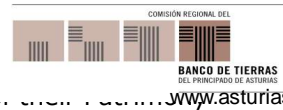
Land Bank is managed by an "Autonomous Administrative Entity" ascribed to the Ministry of Rural Affairs and Fisheries.

Structure:

- Commission
- Counsel: government, agricultural unions, University ...
- No delegations in the territory

Financing:

- Incomes from the Ministry
- Incomes from the management of the land bank



LB Asturias-3: Objective

Promoting the agricultural modernisation and rural and social development, as well as guarantee the direct, rational and personal use of the land.



LB Asturias-4: what goes in and out

- Transfer of land use rights and ownership

Mainly:

- Private parcels that are transfer by early retirement procedures
- Land funds that remain from LC procedures
- Public ownership: municipal
- Plots that are bought by the LB (no expropriation procedures or pre-emption rights are used)

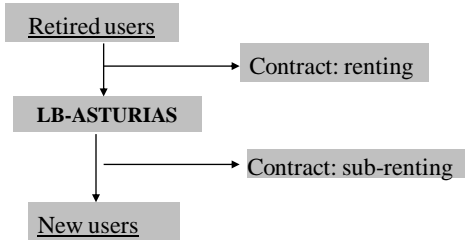
Other possibilities:

- Land parcels whose land owner is unknown (wanted)
- Private parcels which are incorporated in the LB by their owners

LB Asturias-5: Areas of working (1)

1. Transfer of land from early retirement schemes

- Administrative management of the aids
- Entity to whom land can be transferred



LB Asturias-6: Areas of working (2)

2. Mobilize public land of the municipalities:

Colaboration agreements with the municipalities

- Field reserch (location of the parcels, state, ...)
- Administrative research and work (registration, cadastre, ...)
- Land use proposal: renting / selling ...
 - Agricultural
 - Forest
 - Nature
 - Other uses

LB Asturias-6: Areas of working (3)

Other areas of working (initiating)

3. Management of the properties of the LB/regional administration
4. Promotion of voluntary parcel exchanges
5. Promotion of renting private plots (land use rights) for agricultural purposes (intermediating)
6. Project of recovering and mobilize areas with high agricultural values in the river basins: diversified from cattle to orchard

LAND BANK OF GUIPÚZCOA



LB Guipuzcoa 1: key elements of the area

- Guipuzcoa is a province in Pais Vasco
- High pressure on land:
 - Residential uses (very populated area)
 - Industrial uses
 - Infrastructures.
- Agriculture doesn't play a very important role:
 - Very few farmers
 - No concern about the need of maintaining agricultural uses

LB Guipuzcoa 2: legal and institutional framework

LEGAL FRAMEWORK:

Sectorial Territorial Plans

Management Plan of the "Diputación Foral" of Guipuzkoa (Diputación = government body for provincial issues)

Act on Agricultural and Food Activities

Regulation of what is land abandonment and land underused

Intervention measures:

Protection of land with high agricultural values

Exchange of agricultural parcels: voluntary and compulsory

Compulsory management of the parcels by the "Agricultural Land Fund"

Management of public parcels

Land Consolidation



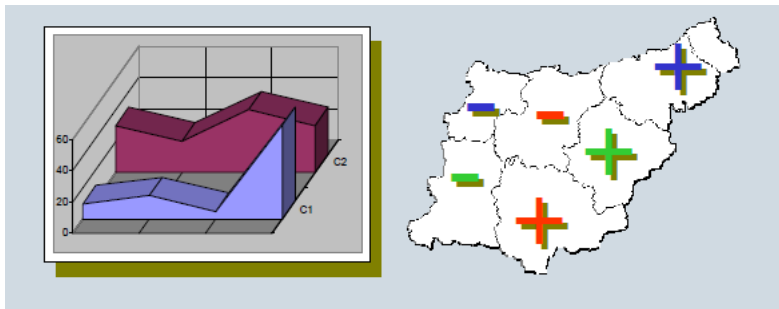
INSTITUTION: ETORLUR (www.etorlur.com)

Department within a public company which is under the Diputación Provincial de Guipuzkoa

Etorlur Gipuzkoako Lurra S.A.: public company under the "Diputación" with the object of promoting housing, land, buildings and infrastructure for the development of economic activities that are interesting for the Territory at reasonable prices.

LB Guipuzcoa 3: Objective

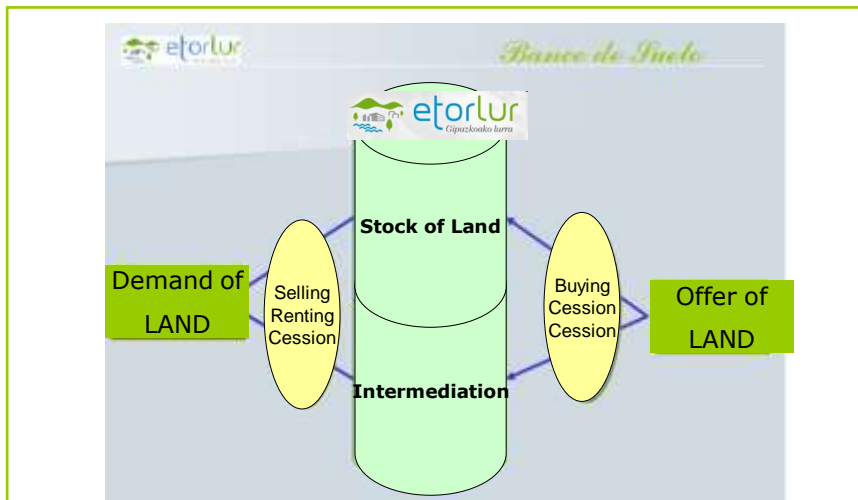
Loss of agricultural area in the province = 0



LB Guipuzcoa 4: what goes into and out

- Transfer of ownership and land use rights
- Private and public land
- Agricultural land
- Infrastructures (compensations)

LB Guipuzcoa 5: Areas of working (1)



LB Guipuzcoa 5: Areas of working (2)

Nowadays working on:



Thank you very much!!!!

