

Rural Land Market in Portugal

Fourth International Workshop on
Land Market Development
and Land Consolidation
Budapest
12th November 2012

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Rural Land Market in PT

- Sales market
 - free selling price (market)
 - no restrictions to amount of land
 - restrictions to fragmentation of parcels
 - pre-emptive rights
 - transaction costs



Rural Land Market in PT

- Rental market
 - free rental price
 - no restrictions to amount of land
 - register contract
 - tenancy duration



Rural Land Market in PT

Functioning well?

Consequences?

... Issues?



Issues in the Rural Land Market (1)

❑ Rental Market

- “Old” law (1988)
- Cultural aspects



Issues in the Rural Land Market (2)

❑ Cadaster



Issues in the Rural Land Market (3)

❑ Ownership

- Unclear
- Registration
- Municipal tax
- Co-ownership



Issues in the Rural Land Market (4)

❑ Farms / parcels



Issues in the Rural Land Market (5)

❑ Farmers

- not young anymore...
- level of education
- part time or pensioners
- bad social image
- relation to land



Instruments and Approaches (1)

- Simplified cadaster (3 pilots)
- New rental law (2009)



Instruments and Approaches (2)

- Land consolidation
- Land bank



Instruments and Approaches (3)

- Pre-emptive rights
- Minimal size for parcel fragmentation
- Co-ownership in land consolidation



Bottlenecks in solutions (1)

- Financing
- Cadaster (complexity, cost + time)
- Land consolidation results



Bottlenecks in solutions (2)

- Low municipal tax
- Register costs
- Rental legislation (until 2009)
- People leaving rural areas



Under construction... (1)

- New model for cadaster and register



Under construction... (2)

- New land consolidation law



Under construction... (3)

- Land “handbag”



Thank you!



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