



AGENCJA NIERUCHOMOŚCI ROLNYCH

## Agricultural Land Lease in Poland

(based on the experience of Agricultural Property Agency)

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Skopje, 22-24 April 2013



[www.anr.gov.pl](http://www.anr.gov.pl)



### Agriculture lands area in Poland ('000 hectares)

**Total area: 31 268**

of which

agricultural lands: 18 825 (according to evidence)

15 442 (in agriculture holdings)



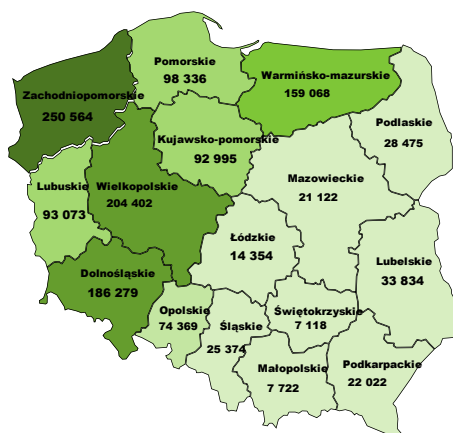
## Agricultural area on lease

**Leased area (the estimated amount):** 30% of total agricultural  
(approx. 4,3 mln ha)

**Agency leased area:** 8,5% of total agricultural lands  
(1,3 mln ha)

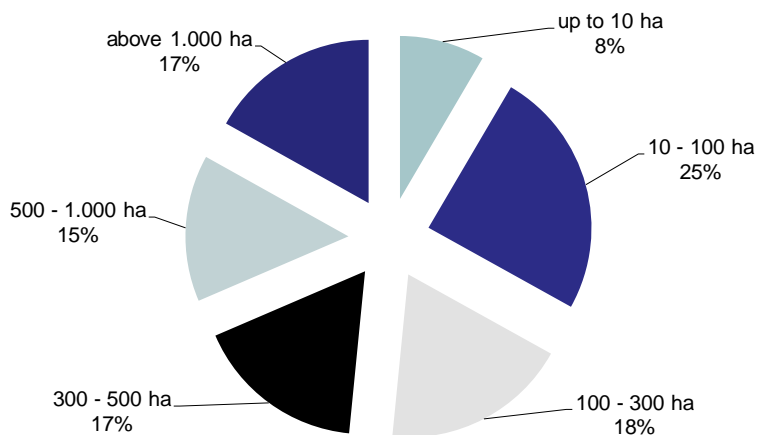


## Land leased from ANR (in hectares, as of 31.12.2012)

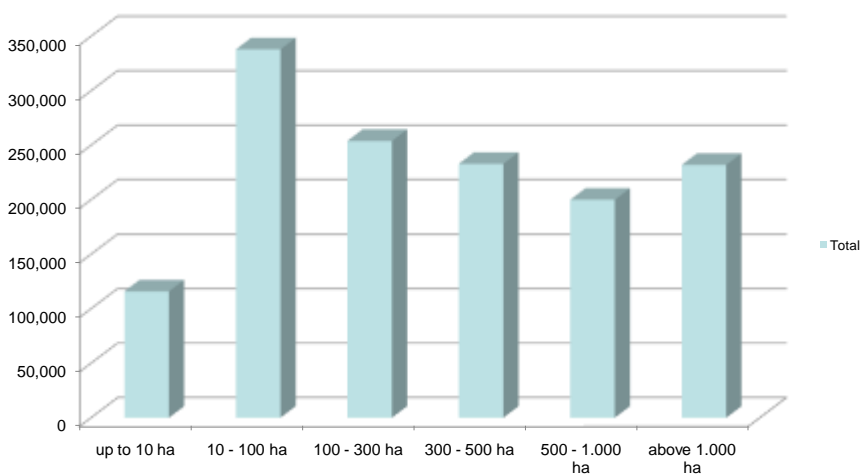




### Structure of areas



### Total area



## Leases in Poland – legal basis

**Private trading** is based on the Civil Code Act

The **Agency** performs its activity on the basis of **two legal acts**:

- the Act on the Management of Agricultural Real Estate of the State Treasury; dated October 19, 1991
- the Civil Code Act; dated April 23, 1964



## Leases in Poland – form of contracts

**Private lease:**

- agreement form is up to involved parties (written contract or an oral agreement)

**Public lease:**

- only written contracts



## Leases in Poland – auction

On the **private market** leaseholders can be chosen freely

**Public properties** are leased in:

- Auctions
- Competitions of offers

Auctions can be limited, to include only farmers who want to:

- **increase** their family farm
- **create** their family farm



## Leases in Poland – duration of the lease

On the **private market**: no limits (typically 5-10 years)

**Agency** leases:

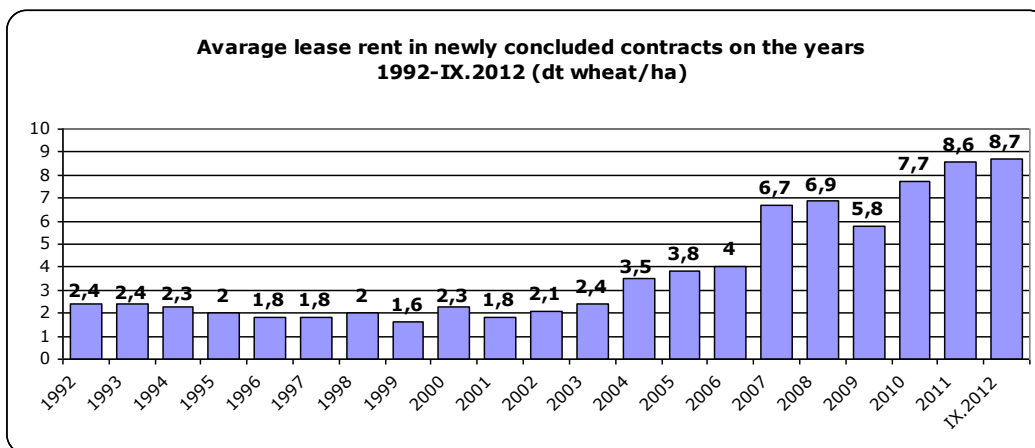
• maximum of 30 years:

- previous standard: 10 years
- current standard : 6 year

The lease period may be **extended** (usually for 3 to 5 years) if leaseholder takes part in European Union programs



## Leases in Poland – lease rent



## Leases in Poland – the method of rent calculation

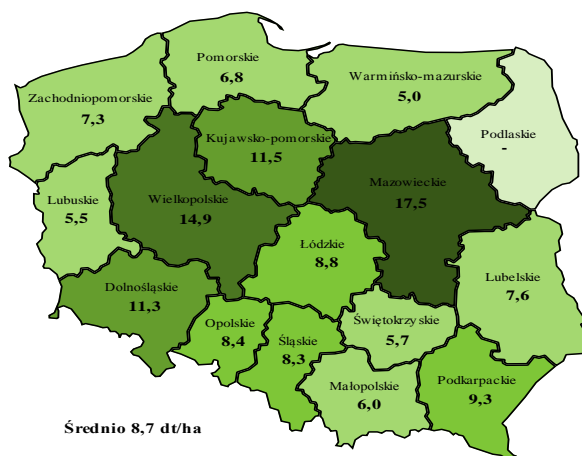
**Private market:** no limits

**Agency leases:**

- rent is set at 2,81% of average price of an agricultural land located in the area,
- if the rent, calculated as above, significantly varies from market rates – the Agency sets the rent at the market level
- rent is set in decitonnes of wheat and paid every 6 months



## Average lease rent in ANR (in dt/ha, as of 31.12.2012)



## Leases in Poland – summary

**Private market :** not registered

**Agency leases:**

- Sale of the land as the first priority,
- Lease: only for land that can't be sold

**Market conditions:**

- Farmers prefer land purchase
- There are preferential conditions of purchase for family farms' owners



Thank you for your attention

