

LEGAL FEATURES OF THE LIQUIDATION OF UNDIVIDED JOINT OWNERSHIP OF AGRICULTURAL AND FORESTRY LANDS

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Abstract

The main aim of my research a detailed legal study of the liquidation of undivided joint ownership in agricultural and forestry areas, in particular the new model in force on 1 January 2021. My aim is to explore possible ambivalent provisions, where appropriate de lege ferenda proposal on controversial or under-regulated issues.

In my study, I examine the legal history of undivided joint ownership in particular. As well as the possibilities of creating undivided commonly owned land, as well as the legal possibilities for their abolition as means of supporting the land policy objective.

In my research work, I make a de lege ferenda suggestion on how to prevent abuses in the case of additional acquisition with a three-year ownership clause.

Furthermore, I conclude that the problem of the change in legislation at the initial stage of the annexation procedure could be eliminated by amending the rules of notification in the law.

In my scientific work, I examine the impact of the change in property registration data resulting from the termination of undivided joint ownership on the land use contract and solve some problems by proposing the interstitial intervention of a land registration certificate.

In my work, I make a practical proposal in the case of a mortgage on the ideological share to be absorbed, which would avoid the mortgage burden of the entire property.

As a result of my research work, I will get answers to my questions about the specific procedures arising from the valuation of forestry areas, as well as the specifics of the extraordinary procedures caused by the COVID-19 pandemic.

As a conclusion, it can be summarized that the topic I am examining is a special, multidisciplinary, multi-complex regulatory system, the examination of which is a sufficient challenge for me in the processing of the topic. The realization of Hungarian land policy goals is an indispensable key to the development of the Hungarian agricultural sector. I would like to contribute to this process with my comments in my paper and my suggestions de lege ferenda.

Keywords *agricultural law, land transactions regulation, undivided common property, undivided joint ownership, land incorporation,*

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