

LAW No.04/L-040 ON LAND REGULATION

Assembly of Republic of Kosovo;

Based on Article 65 (1) of the Constitutional of the Republic of Kosovo,

Approves

LAW ON LAND REGULATION

CHAPTER I GENERAL PROVISIONS

Article 1 Purpose

The purpose of this Law is the establishment of legal basis to undertake measures and activities on voluntary basis for creation of the biggest parcels and regulation of the agriculture land, forests and forest lands in the function of more rational and economic use.

Article 2 Scope of Implementation

By this Law there shall be regulated the responsibilities of institutions that are competent for land regulation, procedures on land regulation, planning, financing and the implementation of this process.

Article 3 Definitions

1. Terms used in this Law shall have the following meaning:

1.1. **Land Regulation** - the measures to improve the design of the rural area, like the development of more economical and rational land use, defragmentation of agricultural land and increasing farm size, improvement of the infrastructure and the accessibility, conservation of landscape and nature, the implementation of agro-technical, agro-melioration and hydro-melioration measures, reforestation of low quality land or polluted land, and new land measurements;

1.2. **Irrigation System** – the hydro-technical premises, serving for the purpose of irrigation and other needs within a given territory;

1.3. **Drainage System** - the discharge of excessive water from agricultural lands by the constructed drainage system;

1.4. **Land Regulation Measure** – the bordered area of agricultural land, forest land, forests and other lands designated for land regulation;

1.5. **Fertility of land** - is the natural ability of land for providing at the same time the water and nourishing components for plants and creation of comfortable physical and biochemical conditions for those plants;

1.6. **Economic operator** – the legal person which performs the designing and preparation, cadastral survey and the judicial administrative work of the land regulation project;

1.7. **Survey** - geodetic, land or air measurements, for representing parcels and their boundaries in the cadastral documentation with the required accuracy;

1.8. **Land Overview** - the tabular presentation of land according to the situation before and after land regulation. All data included in the land regulation process shall be presented in the Land Overview;

1.9. **IPRR** – Immovable Property Rights Register;

1.10. **Final Registration** - the registration of properties into IPRR and the Cadastre;

1.11. **Melioration** – measures implemented for the purpose of physical, chemical and biological improvements of land characteristics, as well as the development and maintaining optimal water and air regime in land in order to ensure more appropriate conditions for growing, development and cultivation of plants and the achievement of stable yields;

1.12. **Hydro-melioration** – the measures and hydro-technical activities and constructions in achieving optimal conditions for plant development;

1.13. **Cadastral Parcel** – an undivided land property formed by boundaries and boundary points, located within one cadastral zone and recorded or will be recorded in the cadastre as a land parcel with a unique number;

1.14. **Cadastral zone** - a territorial area within the municipality with a unique name and cadastral number. The cadastral zone is divided into land parcels;

1.15. **Ministry** - the Ministry of Agriculture, Forestry and Rural Development.

Article 4 Purpose of Regulation

1. Land regulation shall be carried out for these purposes:

1.1. defragmentation of land for more rational and economic land use;

1.2. creation of parcels of regular geometrical shape;

1.3. improvement of land through implementing agro-technical, agro-melioration and hydro melioration measures;

1.4. improvement of infrastructure, including access to public infrastructure;

1.5. reforestation of land of lower quality or polluted land;

1.6. new land measures;

1.7. creation of new cadastre.

CHAPTER II LAND REGULATION

Article 5 Land Regulation Measure

1. The Ministry in compliance with the Municipal Development Plan proposes cadastral zones or parts of cadastral zones which shall be regulated by the land regulation project.

2. Land regulation from paragraph 1 of this Article can not be implemented, if the Municipality Development Plan has not been approved.

Article 6 Participants to land regulation

1. In land regulation there shall take part:

1.1. all owners of lands;

1.2.all owners with real rights, such as mortgage and servitudes within the borders of the proposed land regulation area.

Article 7 Land Regulation Commission

- 1.The Land Regulation Commission shall be appointed by the Ministry, for each approved land regulation project.
- 2.The Land Regulation Commission shall be comprised of five (5) members, appointed by the Ministry.
 - 2.1.three (3) members shall be proposed by the Municipality, two (2) members shall be proposed by the council of participants.
- 3.Land Regulation Commission shall be responsible for the whole land regulation project, the drafting of plans, the implementation and all other relevant procedures.
- 4.The Ministry through sub-legal act shall regulate:
 - 4.1.the composition of Land Regulation Commission;
 - 4.2.its procedures;
 - 4.3.meetings;
 - 4.4.compensation;
 - 4.5.responsibilities;
 - 4.6.technical and administrative works.

Article 8 Responsible Institutions for land regulation

- 1.Institutions that assist the Land Regulation Commission are:
 - 1.1.the Ministry;
 - 1.2.Kosovo Cadastral Agency;
 - 1.3.the Municipality;
 - 1.4.and Municipal Cadastral Office.
- 2.Kosovo Cadastral Agency and Municipal Cadastral Office shall ensure all necessary data in accordance with the Law on Cadastre and shall assist the Land Regulation Commission in drafting the land regulation project.
- 3.The Municipality provides technical and administrative assistance to the Land Regulation Commission.
- 4.The Ministry shall advise, assist and supervise the Land Regulation Commission.

Article 9 Cases when there can not be done the Land Regulation

- 1.Land Regulation can not be done in cases when:
 - 1.1.the proposed land defragmentation included in the project is not in compliance with the legislation into force.
 - 1.2.the expenditures of the project are not in proportion to the benefits and interests expected from land regulation.

CHAPTER III PROCEDURES OF LAND REGULATION PROJECT

Article 10 Request for Land Regulation

1. Request for the implementation of land regulation shall be submitted by:
 - 1.1. two thirds (2/3) of the number of land owners from the proposed zone for land regulation;
 - 1.2. municipality in the territory where the land regulation area is located.
 - 1.3. more than one municipality when the proposed land regulation area is located in their territory;
 - 1.4. public enterprises;
 - 1.5. farmers associations;
 - 1.6. non-governmental organizations of forests and lands;
 - 1.7. agricultural cooperatives on behalf of owners united in an agricultural cooperative.
2. The request on the land regulation project shall be submitted to the Ministry.
3. The request on the land regulation project shall contain:
 - 3.1. proposal on the boundary of the land regulation area.
 - 3.2. justification on land regulation;
 - 3.3. number of participants;
 - 3.4. financial means.
4. The request on land regulation shall be approved by the Ministry and it shall appoint the Land Regulation Commission under the Article 7 of this Law.
5. The Ministry shall independently initiate land regulation. The decision of the Ministry should include all necessary information on the land regulation project, according to paragraph 3 of this Article.
6. The approval of the request on regulation of land shall be published in the Official Gazette of the Republic of Kosovo and on the notice board of the Municipal Assembly

Article 11 Content of Land Regulation Project

1. Ministry through economic operator shall compile the land regulation project.
2. Land Regulation Project shall comprise of the following data:
 - 2.1. exact boundaries of the land regulation area;
 - 2.2. data on non-exchangeable land;
 - 2.3. information concerning the improvement and changes in infrastructure including access to new roads and irrigation system;
 - 2.4. possibilities and conditions to introduce the land needed for general interest based on the voluntary contribution of participants;

2.5.detailed budget on the implementation of land regulation project including the expenditure presented by participants and payment method;

2.6.data on invested or planned resources for melioration works and other technical works;

2.7.general data on land regulation which are:

2.7.1.cadastral zones;

2.7.2.land area by crops;

2.7.3.number of cadastral parcels;

2.7.4.number of participants.

2.8.other data determined in a guideline on land regulation specified in the project.

3.The Ministry shall issue sub-legal acts for specific cases, defined in paragraph 2 of this Article.

Article 12 Public Review on Land Regulation Project

1.Land Regulation Commission shall present the land regulation project for public review during thirty (30) days in order to collect comments and amendments by the participants and the institutions involved in the process of land regulation.

2.Public Review of the project shall be advertised in daily newspapers, and also on the municipal board, inviting all participants for giving their comments or amendments for the draft project.

3.Written comments or amendments may be submitted to the Land Regulation Commission within fourteen (14) days after the final day of the public review

4.Land Regulation Commission keeps the minutes of the public review and the decisions concerning comments and proposed amendments on the land regulation project.

5.After public review and incorporation of reasonable remarks, Land Regulation Commission shall carry out a public event within thirty (30) days to present the final land regulation project and decide on the project in writing.

6.Notification of this event will take place in accordance to paragraph 2 of this Article at least eight (8) days before the event. The notification should describe the purpose of the event.

7.Land Regulation Project shall be applied if 2/3 of the number of participants agree in writing on the proposed project.

8.The Ministry decides on the approval of the land regulation project upon the reception of the final project, the minutes of the event according to the paragraph 7 of this Article.

9.Against the decision from paragraph 7 of this Article, no appeal is allowed, and the unsatisfied party may claim for opening an administrative conflict to the competent court.

Article 13 Publication of the Decision on Land Regulation Project

The Decision of the Ministry on approval of Land Regulation Project shall be published in the Official Gazette of the Republic of Kosovo, on the board of the Municipal Assembly in which the Land Regulation Project is implemented.

Article 14 Prohibition of work execution

1.From the entry into force of the Decision on implementation of Land Regulation Project, the construction of facilities and planting of perennial crops may not start.

2.Land owner is not entitled to compensation for investments in the facility or planting of perennial crops in the land

regulation area if those investments were made after the effective date of the Decision on approval of the Project, except in the case of a written consent by Land Regulation Commission.

Article 15 **Rights and obligations of participants**

1. Participants in the land regulation area where land regulation is being implemented should allow access to their lands to surveyors, water experts, agricultural experts, organizations or institutions carrying out works in the land regulation area, only with the written permission of the Land Regulation Commission.

2. Land owners or users are entitled to indemnification – compensation on the afflicted damage resulting from the conducted works of paragraph 1 of this Article.

3. Decision on damage compensation shall be made in accordance with paragraph 2 of this Article by Land Regulation Commission upon the submission of the request by the damaged party.

4. Compensation from the paragraph 2 of this Article is done by the implementing Company.

Article 16 **Melioration measures on Land Regulation**

1. Melioration measures on land regulation are:

1.1. construction and maintenance of irrigation and drainage system;

1.2. melioration of grasslands and pastures;

1.3. turning non-arable land into arable land;

1.4. improving agricultural land quality and features through calcification, humusation, drainage, desalination, melioration fertilization, recultivation of damaged and degraded lands;

1.5. other land regulation measures.

Article 17 **Execution of Melioration Measures on Land Regulation**

1. Melioration measures on land regulation from Article 16 of this Law shall be executed based on the specific projects, prepared by licensed companies or organizations for the execution of these works, which should have at least two (2) highly qualified agricultural employees, in related field, with available necessary work equipment, and which has the authorization for such works, issued by the Ministry.

2. The consent for the land regulation project from paragraph 1 of this Article shall be given by the Ministry.

CHAPTER IV **IMPLEMENTATION OF LAND REGULATION PROJECT**

Article 18 **Implementation of procedures**

1. The procedures for implementation of the land regulation project include:

1.1. issues relating awareness on land regulation;

1.2. providing and checking the cadastral data and all other relevant data;

1.3. drafting the dynamic plan on the performance of technical – surveying works;

1.4. ascertaining actual state of the land parcels;

- 1.5. developing a Register of the Land Regulation area and the actual land overview;
- 1.6. allocating or reallocating land to participants involved in the Land Regulation Project;
- 1.7. assigning ownership to the participants involved in Land Regulation Project;
- 1.8. the decision taken on the reallocation of land regulation within the land regulation area; and
- 1.9. drafting of new land cadastre.

Article 19 Implementation of Land Regulation Project

1. The Ministry shall contract economic operators for implementing Land Regulation Project. The economic operator will work in close cooperation with the Land Regulation Commission and report to the commission.
2. The Ministry shall issue a sub-legal act defining conditions, criteria and work procedures of the economic operators who will implement the Land Regulation.

Article 20 Clarification of Ownership

1. The implementation of the land regulation project starts with the clarification of the ownership in the mass of land regulation by the Land Regulation Commission.
2. In accordance with Article 19 of this Law, the economic operator will collect all relevant data at the Municipal Cadastral Office, and if necessary, collect also ownership-documents, geodetic maps, aerial photographs, field information. Based on this information the economic operator will submit proposals and relevant documents to the Land Regulation Commission concerning the clarification of ownership.
3. The list of the clarified actual ownership, containing property rights and other real rights, shall be in public review during (30) thirty days.
4. Public Review of the list shall be advertised in daily newspapers, and also on the municipal board, inviting all participants for giving their comments.
5. Written comments may be submitted to the Land Regulation Commission within fourteen (14) days after the final day of the public review;
6. The Land Regulation Commission will try to reach a written agreement with the participants who make comments and who are involved in the comments within a period of three (3) months after the closing of the term of comments.
7. The content of a written agreement as mentioned in paragraph 6 of this Article needed for clarification of ownership will be regulated in a sub-legal act, as it is determined with paragraph 9 of Article 22 of this Law.
8. If the Land Regulation Commission will not reach an agreement with the involved participants in the project, the involved cadastral parcels will not be part of the land regulation process.
9. The economic operator will assist the Land Regulation Commission in this process of comments.
10. After determination of the list of clarified ownership, as described in paragraph 4, 5, 6 and 7 of this Article, the rights of the third persons to that land shall not be affected.
11. The determination of the list of clarified ownership shall be displayed for public review within the land regulation area during thirty (30) days.
12. Public Review shall be advertised in daily newspapers, and also on the municipal board.
13. The determination of clarified ownership shall be delivered to all participants and to all parties involved in the procedure, before the first day of the public review.

14. Participants can decide to present their dispute concerning the clarification of ownership by priority procedure to the competent Court, in the territory where the mass of land regulation is located.

Article 21
Land valuation included in Land Regulation Project

1. During the implementation of Land Regulation Project, land fertility should be evaluated.
2. Ministry with a sub-legal act shall regulate the assessment of the suitability of land involved in the Land Regulation Project.

Article 22
Land regulation plan

1. After the clarification of ownership according to Article 20 of this Law, the economic operator shall determine the interest of the participants in land regulation and find out their preferences.
2. On the basis of all the information recorded in the land regulation project, land evaluation in accordance with Article 21 of this Law and the preferences of the participants, mentioned in paragraph 1 of this Article, the economic operator shall draft a land regulation plan, in charge of the Land Regulation Commission
3. The draft plan on land regulation shall be in public review for a period of thirty (30) days for the purpose of gathering comments and suggestions from the participants for achieving written agreements.
4. Public Review of the land regulation plan shall be advertised in daily newspapers, and also on the municipal board, inviting all participants for giving their comments or amendments for the draft plan.
5. During the time of the public review, Land Regulation Commission designates the verbal review in which each participant shall be informed with the proposal of land division, particularly on the data from the new situation overview of the land regulation plan.
6. Written comments for the draft Land Regulation plan may be submitted to the Land Regulation Commission within fourteen (14) days after the final day of the public review;
7. The Land Regulation Commission will try to achieve agreement in written with all participants, involved in the land regulation plan within six (6) months after the last day of the public review.
8. Based on the results of the public review and the achieved written agreements, the Land Regulation Commission shall establish the land regulation plan, containing the land exchange and reallocation within the land regulation area and the arrangement of all other relevant rights.
9. If the agreement is not concluded, the project can not be realized.
10. The criteria and content of a written agreement needed for land regulation will be regulated in a subsidiary act of Ministry.

Article 23
Public Review of the Final Land Regulation Plan

1. The establishment of the land regulation plan, specified in paragraph 8 of Article 22 of this Law shall be displayed for public review within the land regulation area during thirty (30) days.
2. Public Review of the final land regulation plan shall be advertised in daily newspapers, and also on the municipal board.
3. The establishment of the final plan shall be delivered to all participants and to all parties involved in the process, at least five (5) days before the public review.

Article 24 **Appeal procedure**

- 1.Land regulation plan including all written agreements of participants is not subject to appeal, except in cases specified in paragraph 2 of this Article.
- 2.Appeals or additional comments which the Land Regulation Commission did not approve may be submitted to the Ministry within thirty (30) days from the first day of the public review.

Article 25 **Processing of geodesic plans**

Economic operator is obliged at the latest within a period of one-hundred and twenty (120) days, after the decision taken under paragraph 8 of Article 22 of this Law to designate geodesic plan for land regulation together with all necessary data for the preparation of the final registration in IPRR.

Article 26 **Final Registration**

- 1.Final registration shall be carried out after the public review of the draft plan for the land regulation, according to Article 23 of this Law and after processing the geodesic plans according to Article 25 of this Law.
- 2.The land regulation plan, the processed geodesic plans and all associated documents shall be submitted to Municipal Cadastral Office for registration in IPRR.
- 3.In the procedure of land regulation, it is not allowed to return to the previous situation and repetition of the procedure.

Article 27 **Completion of Land Regulation Procedure**

- 1.The procedure of land regulation shall be completed with the final registration into IPRR of all new owners in the project.
- 2.The Ministry after submission of request of the Land Regulation Commission approves the decision for the completion of the project on land regulation.

Article 28 **Removal of timbers and technical equipments**

- 1.Timbers that can be cut, as well as buildings and other technical equipments located in the land regulation area and which can be taken away without major damages can be removed from the land, the previous owner must remove them within the deadline set by the Land Regulation Commission, except in case of a written consent of the new owner that they will be remain.
- 2.In case the previous owner does not act under paragraph 1 of this Article, the Land Regulation Commission shall hire an economic operator, and the expenses shall be paid by the previous owner himself.
- 3.Timbers that can not be cut, crops and equipments with specific importance that can not be removed from the land without big damages, the new owner obliged to get them with the compensation of their real value as arranged in a subsidiary act issued by the Ministry in accordance with this law.

CHAPTER V **LAND REGULATION COSTS**

Article 29 **Costs for the implementation of Land Regulation**

- 1.Costs for the implementation of land regulation shall be paid by the Ministry.
- 2.For the expenditures from paragraph 1 of this article the Ministry will charge the involved parties in accordance to budget, established in the land regulation project, as specified in sub-paragraph 2.5 of paragraph 2 of Article 11 of this

Law.

3. Costs from paragraph 1 and 2 of this Article mean investments and work costs carried out for the Land Regulation Project.

4. Investments and work costs means costs on the construction of new road network in the land regulation area, canals and bridges, adjustment of streams, removal of objects and abuttal, tillage of the old road network and other non-cultivated areas.

CHAPTER VI PROTECTION OF LAND REGULATION AREA

Article 30 Maintenance of Shape and Size

1. In the land regulation area where land regulation project has been implemented, the change of shape, direction and reduction of cadastral parcels in the cadastral zones shall not be allowed, except in case of consent of the Land Regulation Commission

2. Data from paragraph 1 of this Article is not applicable in case of, the change of shape and reduction of a land parcel in the newly cadastral parcels and its other parts that are not smaller than one (1) hectare.

Article 31 Buying and Selling of Land in the area of land regulation

1. Buying and selling of land in land regulation area shall be done under the effective legal provisions for the turnover of the immovable properties.

2. Contracted parties are obliged to inform the Land Regulation Commission of the transaction within five (5) days after the reception of the written agreement.

CHAPTER VII ABBREVIATED PROCEDURE FOR PRIVATE INITIATIVE ON LAND REGULATION

Article 32 Private initiative on land regulation

1. In case of private initiative on land regulation, as determined in paragraph 2 of this Article, Chapter II, III, IV and V of this Law will not be applicable.

2. For private initiative on land regulation requires the following conditions:

- 2.1. participation of at least five (5) registered land owners;
- 2.2. disposal of land by all landowners;
- 2.3. only objective is exchange of land between the involved participants in the project;
- 2.4. signed agreement by all participants in the proposed land Exchange;
- 2.5. approval by the Ministry.

3. The Ministry can disapprove the private initiative for land regulation as follow:

- 3.1. improvement of the agricultural structure is not clear or not the objective of the land regulation;
- 3.2. it deems necessary to create improvement of the agricultural structure in a larger area, than foreseen in this plan;

3.3.in case the Ministry aims to combine the land regulation with other general and public interest;

3.4.evidence on providing financial resources for the implementation of the land regulation is missing.

4.With a sub-legal act, the Ministry shall determine the procedure of approval, the requirements and other conditions for the form of land regulation, with the private initiative.

CHAPTER VIII UNFINISHED LAND REGULATION PROJECTS

Article 33 Transfer of Unfinished land Regulation Projects

1.All unfinished land regulation projects started under Law no. 02/L-26, on Agricultural Land, under Law on Consolidation of 1987 shall be finished in accordance with Chapter I, II, III, IV and V of this Law, unless the Ministry issues in a subsidiary act that these projects will be finished in accordance with Article 34 and 35 of this Law.

2.The Minister can issue a decision, as specified in paragraph 1 of this Article, that a specified unfinished land regulation project will be considered as completed.

3.The Ministry appoints the Land regulation Commission for each unfinished land regulation project, in accordance with this law, except in case of decisions as specified in paragraph 2 of this Article.

Article 34 Clarification of Ownership

1.The clarification of ownership in the factual situation shall be carried out on the following procedure:

1.1.land regulation commission is in charge of making a list of identified ownership. The economic operator will collect all relevant data at the municipal Cadastral Office, and, if necessary, other documents like ownership-documents, geodetic maps, aerial photographs and field information;

1.2.after the list of identified ownership has been drafted, the Land Regulation Commission shall introduce the list for public review during thirty (30) days in order to collect comments of participants;

1.3.public review of the list shall be announced in a daily newspaper, and also on the municipal board;

1.4. written comments or objections may be submitted to the Land Regulation Commission within fourteen (14) days from the final day of the public review;

1.5.after hearing all involved participants, the Land Regulation Commission shall take a decision on the comments and objections;

1.6.in case of a dispute related to land property or the clarification of ownership, the Land Regulation Commission instruct for judicial contest or remove the land property from the list of identified ownerships. In case of removal, the land shall not be a part of the land regulation plan.

2.The decision concerning the clarification of ownership included in the mass of land regulation shall be displayed for public review within the land regulation area during thirty (30) days.

3.Public Review of the decision from paragraph 2 of this Article shall be advertised in daily newspapers, and also on the municipal board.

4.The decision concerning the ownership shall be delivered to all participants five (5) days before the public review.

5.After the decision has been delivered to the involved participants in the project of the regulation, participants may bring an appeal to the Court within (30) thirty days after the final day of the public review.

6.The Ministry can issue subsidiary acts for the methodology for the clarification of ownership in unfinished land regulation projects, determined in Article 33 of this Law.

Article 35 **Procedure of land regulation**

1. The procedure of land regulation shall be carried out as follows:

1.1. the Land Regulation Commission shall be in charge of the preparation and determination of the land regulation process. In this case Article 21 and paragraph 1 and 2 of Article 22 of this Law are applicable;

1.2. the draft plan for the land regulation shall be in public review for a period of thirty (30) days for the purpose of gathering comments and amendments.

1.3. public review of the draft plan from sub-paragraph 1.2 of this paragraph, shall be published in a daily newspaper, and also on the municipal board;

1.4. written comments and amendments may be submitted to the Land Regulation Commission within fourteen (14) days after the final day of the public review;

1.5. the Land Regulation Commission shall develop the final plan on land regulation and shall take into consideration the comments and amendments of the involved participants in the project;

1.6. the Land Regulation Commission will hold one or more meetings with the involved participants in the project to discuss the comments and amendments of the draft project.

1.7. after the determination of the final plan by the Land Regulation Commission, the public review shall be done as provided for in sub-paragraph 1.2 and 1.3 of this paragraph;

1.8. participants may bring appeals to the Court within thirty (30) days after the final day of the public review of the draft plan;

1.9. after the act on all appeals at the Court, regarding the land regulation plan, the plan becomes irrevocable and land regulation process may be completed as provided for in the Articles 25 and 26 of this Law.

CHAPTER IX **PUNITIVE PROVISIONS**

Article 36

1. The natural person shall be fined for minor offences in amount from one thousand (1.000) to two thousand (2.000) Euros, if:

1.1. the owner of the land has constructed facilities or planted perennial crops after the Decision on the Project for Land Regulation has come into force, except in the case of a written consent by Land Regulation Commission, according to Article 14 paragraph 1 of this Law;

1.2. access to the lands is not allowed to surveyors, water experts, agricultural experts, organizations or institutions carrying out works in the land regulation area, given that for such works a written permission exist by the Land Regulation Commission, according to Article 15 paragraph 1 of this Law;

1.3. timber, buildings, and other technical equipment located in the land regulation area and which can be taken away without major damages from the land are not removed, within the deadline set by the Land Regulation Commission, according to Article 28 paragraph 1 of this Law or their removal from economic operator is hindered, according to Article 28 paragraph 2 of this Law.

2. The legal person shall be fined for minor offences in amount from two thousand (2.000) to five thousand (5.000) Euros, if:

2.1. the economic operator does not act in accordance with the conditions determined in the contract, according to Article 19 paragraph 1 of this Law;

2.2. the economic operator does not collect all relevant data in the Municipal Cadastral Office for clarification

of the ownership documents, according to Article 20 paragraph 2 of this Law;

2.3.the geodesic land regulation plan with all necessary data for the preparation of the final registration in IPRR within a period of one hundred and twenty (120) days is not designated, according to Article 25 of this Law;

2.4.the Ministry is not compensated for the charged expenses included in the budget, according to land regulation project, as it is stated in Article 29 paragraph 1 of this Law.

3.The responsible person of legal person shall be fined for minor offences in amount from five hundred (500) to two thousand (2.000) Euros from paragraphs 1 and 2 of this Article.

Article 37 Income

The generated income in accordance with this Law shall go to the Kosovo Republic Budget.

CHAPTER X FINAL PROVISIONS

Article 38 Lack of Development Plans

In the Municipalities where the Development Plan has not been issued, land regulation may be implemented based on the decision of the Municipal Assembly which specifies the basic destinations of land areas within land regulation area.

Article 39 Coordination of Works on Land Regulation

1.Ministry in cooperation with other relevant institutions establishes the Committee on land regulation which has an advisory, recommendatory and coordinative role.

2.Ministry issues sub-legal act on assignment of works and responsibilities of the Commission from the paragraph 1 of this Article.

Article 40

Ministry shall issue sub-legal acts on implementation of law in the term of twelve (12) months from the day of entry into force of this law.

Article 41 Abrogation

Upon the day of entry into force of this Law, the Law on Consolidation "Official Gazette KSAP" Nr. 31/87, Law on Arondation, Consolidation and Reparcellation of Land, "Official Gazette KSAK" No.32/76, Chapter IV Law No.02/L-26 on Law on Agricultural Land, Administrative Instruction No. 35/2006 of the date 27.12.2006 on Land Regulation and all provisions and other normative acts which are in contradiction to this Law and provisions issued from this Law shall be abrogated.

Article 42 Entry into force

This Law shall enter into force upon fifteen (15) days from the day of its publication in the Official Gazette of the Republic of Kosovo.

**Law No. 04/L-040
23 January 2012**

Promulgated by Decree No.DL-004-2012, dated 07.02.2012, President of the Republic of Kosovo Atifete Jahjaga.