



Civil-Legal Relations on Land are Being Improved in Uzbekistan

Kholmuminov Oybek Zhumayevich

Associate professor of the Department of civil and Legal Sciences of the Academy of Mia of the Republic of Uzbekistan, doctor of philosophy in legal Sciences (PhD), associate professor

Abstract: *the article analyzes the new civil-legal norms of land relations in the country, its legal basis, theoretical and practical aspects of Appeals issued by the population, as well as offers on the establishment of land relations and their consideration by the Republican and regional councils and puts forward their comments on land relations in Uzbekistan.*

Keywords: *land-related attitude, land-related civil-legal relationship, land-related administrative-legal relationship, land-related criminal-legal relationship, land-related legal relationship proposal-recommendations*

Date of Submission: 19-10-2021

Date of Acceptance: 30-11-2021

It is permissible to say that every state in the world has legally regulated its territory and allocated land areas in it into certain categories, and is based on it with the relevant laws and codecs. Against this background, civil-legal relations on land in the Republic of Uzbekistan have been developing according to new rules and requirements for the last five years.

In the context of Article 8 of the Land Code of the Republic of Uzbekistan, the categories of the Land Fund fall into eight categories: “1) lands intended for agriculture-lands intended for agricultural needs or those intended for this purpose. Agricultural lands are irrigated and non-irrigated (lalmicore) lands, arable land, hayfields, Meadows, perennials, perennials with perennial fruit trees and vineyards;

2) Land of population punches (cities, settlements and rural population punches) – land within the limits of cities and settlements, as well as rural population punches; 3) intended for industrial, transport, communication, defense and other purposes.

The level of use of the above-defined categories of Land Fund is one of the urgent tasks, taking into account the requirements, needs and appeals of the current population of the country, adapting to them and determining the exact legal norms for each category. In this regard, if we say that the decree of the president of the Republic of Uzbekistan Shavkat Mirziyoyev “on measures to ensure equality and transparency in land relations, reliable protection of land rights and their conversion into market assets” dated June 8, 2021 [2] became an important source, then it would not be an exaggeration. With this legal document, a number of positive changes have been made in the country and a solution has been found to the civil and legal issues related to the land that has not been resolved for many years. Including,

First of all, the introduction of an equal, transparent and market-based order for all of the allocation of land plots, ensuring stability in property and legal relations on land, protection of land, protection of property rights of landowners.

Third, starting from August 1, 2021 in Uzbekistan, a new order was introduced and in accordance with it:

- allocation of land plots to the private sector – on the basis of the right to property and rent, to state bodies, institutions, enterprises, self – government bodies of citizens (in subsequent places – state organizations) - on the basis of the right to permanent use;
- the procedure for the allocation of land with the right to permanent ownership, temporary use of the umrbad, which is left to inherit, shall be abolished, such rights to previously allocated land on the Bunda shall be preserved in the order in force by their owners;
- in the event that the right of ownership to a real estate object, built in accordance with the procedure established by law on the leased land plot, is transferred to another person, together with the right of ownership to this object, the right of rent to the land plot on which it is located also passes to the new owner;
- all types of agricultural land intended for agriculture can participate in the producers of agricultural goods, the results of the Karakalpakstan Respublik.

in the implementation of public-private partnership projects and projects aimed at achieving socially useful goals, land plots are allocated to the state organization with the right to permanent use, these lands can be rented to a private partner, non-profit organization and other institutions of civil society for the period of validity of the agreement on public-private or social partnership.;

– the land plot on which a multi-apartment house is located and adjacent to it, if it does not belong to the owners of multi-apartment houses with other rights, it is determined that they will be allocated on the basis of the right of permanent use by the Council of Ministers of the Republic of Karakalpakstan, the governors of Regions and Tashkent;

From 4 to 202 years 1 August, the Cabinet of Ministers of the Republic of Uzbekistan, with the exception of which, only in the following cases, it was established that it has the right to rent land directly:

performing scientific research and experimental tests in the field of Agriculture.

Enterprises with the participation of foreign investments, international associations and organizations, foreign legal entities and individuals – with a payment in the market value for the right to rent (except for international associations and organizations).

Of the fifth, the powers of the local state authorities on land relations, that is, the right to take a decision, a decree or other type of document, and the right to allocate land directly, to give it to use, to reserve it for further separation, to attach it, to give it for improvement or to dispose of the land in a different way, land, to the category of non-irrigated land or other category of land, to the category of non-irrigated land, to the category of non-irrigated agriculture.

identify the problems that arise in the application of legislative acts on the land, eliminate them, including the development of proposals for improvement of legislative acts;

- to study advanced foreign experience on rational use of land and to prepare proposals for their introduction taking into account national characteristics;
- regular study of the state of compliance with the legislation on land, formation of a single practice of law enforcement in the field;

- to examine and coordinate the activities of the state bodies responsible for the direct provision of legislative acts on the land and the conduct of state control in the field, and to hear the reports of the heads of these bodies and their subordinate structures;
- to establish and implement measures aimed at the protection of land, especially agricultural land, in the early detection and Prevention of cases of violations of the law;
- the execution of legislative acts on land.

Against this background, it is envisaged to give definitions to some concepts within the framework of legal relations on land in the Republic. In particular, land relations-in the country is understood social relations, which are related to relations that arise on the basis of land law and underground normative-legal acts. The civil-legal relationship between the husband is understood as a social relationship, which is connected with the relationship that arises on the basis of civil legislation [3]. Administrative-legal relationship to the land-it is understood that social relations, which are related to relations that arise on the basis of administrative legislation [4]. Criminal-legal relations on the ground-it is understood that social relations, which are connected with the relations that arise on the basis of criminal legislation [5].

In Uzbekistan, appeals are received to various state bodies on the settlement and consideration of land relations. In particular, the Republic of Karakalpakstan-457 units; Andijan region-705 units; Bukhara region-78/

Based on the above feedback, the following tasks are offered to perform-as recommendations:

First of all, the composition of the “Republican Council on coordination of activities aimed at the early detection and Prevention of violations of the law on land” includes 21 persons, as well as in the Republic of Karakalpakstan, Tashkent cities and regions,

” The standard composition of the territorial councils on coordination of activities aimed at the early detection and Prevention of cases of violations of the land law " with the participation of the heads of 14 state bodies, it is desirable to improve their skills on the basis of more than 20 laws, more than 100 statutory and legal documents by organizing a special;

Secondly, in order to fully regulate and control the land relations from a legal point of view, in order to carry out its accounting, it operates in the cadastral agency under the State Tax Office.

List of used literature:

1. Land Code of the Republic of Uzbekistan. Bulletin Of The Oliy Majlis Of The Republic Of Uzbekistan. – 1998. – № 5-6. - 82-m. <https://lex.uz/docs/152653> (the time of application is 05.11.2021 y.).
2. Decree of the president of the Republic of Uzbekistan “on measures to ensure equality and transparency in land relations, reliable protection of Rights on land and their conversion into market assets”dated June 8, 2021 " PF-6243. National database of legislative data, 09.06.2021 y., 06/21/6243/0540-San. <https://lex.uz/docs/5450176> (contact time 06.11.2021 y.).
3. Civil Code of the Republic of Uzbekistan. Bulletin Of The Oliy Majlis Of The Republic Of Uzbekistan 1996. Appendix to the number 2; 1997. – № 2. - 56-M. <https://lex.uz/docs/111189> (the time of application is 05.11.2021 y.).
4. Code of administrative responsibility of the Republic of Uzbekistan. Bulletin Of The Oliy Majlis Of The Republic Of Uzbekistan 1995. 3-San. <https://lex.uz/docs/97>