

# Ukraine Land Legislation Under Martial Law



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MOVING FORWARD  
TOGETHER

**Land**   
**Transparency**

Supporting Transparent Land  
Governance in Ukraine

# Topic II: Land legislation : Martial law & Anti-corruption strategy

## NEW LEGISLATION FOR WARTIME

**Inspection & assessment for damaged structures**

**Simplification of planning procedures for war-related uses (shelter for displaced)**

**Simplified leasing procedures (unused land)**

**Suspension of online cadaster (local books instead)**

**Extra security checks on surveyors**

## ANTI-CORRUPTION POLICY 2021-25(2322-IX)

**Constrain free privatization**

**Conflict of interest & abuse of power in SGC**

**Formation of land plots discretionary**

**Planning information not public &**

**Non-transparent disposal of public land**

**Mass valuation to facilitate mortgage market**

- Two proposals in DL 7386 in Parliament
- 7386: Monopoly of SPV (regulation), conflict of interest inconsistent with EU standards & good practice
- 7386-1: Conduct mass valuation pilot based on reg. sale prices (help mortgage mkts); self-regulated body
- 7386-1 needs & deserves strong support



# Transparent state land auction make huge difference

## Before-after analysis of Prozorro auction results

- 6714 auctions (2,995 before; 3,719 after legal change; 4,923 offline 1,791 online) in 2021 & early 2022
- Online auction more than tripled median land price
- Regressions: Online auction increased by 118%
- Enormous revenue loss for public (local Governments)
- Paper forthcoming

	Offline	Online
Med. price (\$/ha)	2,399	10,050
Parcel area in ha	11.39	8.48
Pasture	0.341	0.342
Cereal	0.149	0.140
Maize	0.123	0.110
Sunflower	0.138	0.137
Forest/tree	0.153	0.138
Number of parcels	4,796	1,726

## Effects of online auction on lease prices

	(4)
Online auction	1.179*** (0.0461)
Area in ha	-0.0209 (0.0130)
Slope	-0.0179*** (0.00655)
Altitude meters	0.212*** (0.0361)
Cereal	0.396*** (0.0432)
Maize	0.382*** (0.0472)
Sunflower	0.468*** (0.0481)
Soybean	0.274*** (0.0808)
Artificial	1.404*** (0.201)
Forest	-0.134*** (0.0417)
Other land use	0.145*** (0.0497)
Land quality	-0.00147 (0.00221)
Dist. to city km	-0.0971*** (0.0163)
Dist. to. road	-0.0779*** (0.0151)
N	6393
R <sup>2</sup>	0.206