

## **THE ROLE AND PLACE OF THE STATE IN THE FORMATION OF FREE LAND MARKET IN UKRAINE**

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Since the beginning of the socio-economic transformation of the independent Ukraine, the state monopoly on land was replaced by three types of land ownership: public, municipal and private, that actually acted as one of the preconditions for the opening of a free land market in Ukraine.

The legal regulation of the land rights and the introduction of a free land market is characterized by a combination of private law and public law regulation methods. The task of the State at the present stage is to resolve

the issue to permit the introduction of land in a civil turnover, to establish reasonable restrictions and liability for violations of the current legislation of Ukraine.

All over the world, land is the object of state regulation, there is no unlimited right of private ownership of land and uncontrolled transactions of buying and selling. Government regulation is the real mechanism of administrative influence on land.

At this stage, role of the State in the land market in Ukraine is increasing. This is caused by: necessity to form a broad legal framework, including the adoption of a number of laws, particular the Law of Ukraine «On Land Market», «On mortgage of land», «On State Land Cadastre»; the actual existence of shadow land markets; necessity in the national programs of development of rural territories; necessity to ensure adequate protection of land by sustainable use, conservation, improving their environmental values during use and so on.

Activities of State in the process of influence on the formation of free land market in Ukraine is viewed through the Governance and Regulation at why the last is given the main role.

State management is implemented by the direct effect on the land market development in Ukraine through specific government agencies that implement the entire complex of administrative functions.

State regulation is carried out by acting on relationships by various means and methods. Its necessity is caused by the need to protect the public interest and the needs of society.

The state's role the process of formation of free land market has the following objectives: development of applicable laws, providing the basis of effective use of land resources; provision of social and economic guarantees to owners of land; establishing responsibility for violation of legislation and others.

Specificity of administrative methods lies in the fact that they represent the complex of binding legal requirements of state. This limitation justified by the interests of the members of this relationships for the purpose of control of the land market, ensuring national interests, control over observance legal requirements.

So, policy of the State during the implementation of the land market relations should reflect the balance of public and private interests that will allow not only to establish an effective national market model of land resources, but also to minimize the currently existing social tensions.