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## NORMATIVE AND LEGAL FOUNDATIONS OF LAND PLOT PRIVATIZATION AND TRENDS IN THEIR IMPROVEMENT

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**Abstract:** *This article analyzes the regulatory and legal foundations of land plot privatization in the Republic of Uzbekistan and identifies their modern development trends. The study examines key normative-legal acts, including the Land Code and recent presidential and governmental decisions aimed at strengthening property rights and developing the land market. It also explores the transition from state to private ownership, highlighting its impact on economic efficiency, transparency, digital cadastre implementation, and investment attractiveness.*

**Keywords:** *land plot, privatization, regulatory and legal mechanism, Land Code, land market, property rights, institutional reforms.*

### INTRODUCTION

In recent years, the Republic of Uzbekistan has been implementing large-scale institutional reforms aimed at transforming land relations, ensuring the efficient use of land resources, and liberalizing property relations. In the process of developing the economy based on market principles, the issue of land plot privatization has gained strategic importance.

Land resources, as one of the most important factors of production in the country, constitute a significant economic

asset not only in the agricultural sector, but also in industry, services, and investment projects. The process of land plot privatization serves to strengthen property rights to land, increase investor confidence, and ensure economic stability. At the same time, improving the legal framework of this process is considered an integral part of modern economic reforms.

In the Republic of Uzbekistan, land relations are primarily regulated by the Land Code of the Republic of Uzbekistan; however, in recent years, additional normative-legal acts have been



adopted aimed at further clarifying the mechanisms of land plot privatization and strengthening legal guarantees.

The improvement of the existing legislative framework is closely linked to the formation of a land market, the digitalization of the cadastre system, and the introduction of transparent trading mechanisms. In the process of land plot privatization, the harmonization of legal certainty, the inviolability of property rights, and the principles of economic interest plays a crucial role.

From this perspective, a scientifically grounded analysis of the impact of regulatory and legal mechanisms on economic efficiency is considered one of the pressing issues.

At present, the existing challenges in the process of land plot privatization—particularly legal conflicts, the insufficient development of valuation mechanisms, and institutional constraints—require a systematic approach.

The purpose of this article is to analyze the regulatory and legal foundations of land plot privatization, identify their development trends, and develop scientifically grounded proposals for their further improvement.

**State of the Problem.** In the process of reforming land relations in our country, the issue of land plot privatization is emerging as one of the priority areas. The incomplete involvement of land resources in economic circulation hinders the full realization of their actual value.

In some cases, the existing legal mechanisms do not fully ensure clear and stable guarantees of land property rights. In particular, certain inconsistencies and legal conflicts between normative-legal acts can be observed in the process of land plot privatization.

Since the adoption of the Land Code of the Republic of Uzbekistan—considered the principal legal document regulating land relations—the country's economic system has undergone fundamental transformation. However, certain issues related to the transformation of forms of land ownership still require a comprehensive approach.

The insufficient integration of institutional mechanisms governing the process of land plot privatization creates bureaucratic barriers in practice.



**Figure 1. Concept of the Regulatory and Legal Evolution and Improvement of the Land Plot Privatization Process**

Furthermore, the lack of a unified methodological framework for determining, valuing, and realizing land value may reduce economic efficiency. The incomplete formation of the land market remains one of the factors limiting investment activity. Although the implementation of a digital cadastre system is ongoing, issues related to the completeness and transparency of data still persist.

In addition, there is a need to ensure a balance between the principles of social justice and economic incentives in the process of land plot privatization. In some cases, the efficiency of land use does not correspond to the expected outcomes of privatization. This indicates that regulatory and legal mechanisms are not yet sufficiently harmonized with economic incentive instruments.

Ensuring the principles of transparency, openness, and legal

certainty in the process of land plot privatization remains a pressing task. Insufficiently strong legal guarantees may negatively affect investor confidence. At the same time, there is a need to improve mechanisms for balancing the interests of the state and the private sector in land relations.

Ensuring the principles of transparency, openness, and legal certainty in the process of land plot privatization remains a pressing task. Insufficiently strong legal guarantees may negatively affect investor confidence. At the same time, there is a need to improve mechanisms for balancing the interests of the state and the private sector in land relations.

**Conclusion:** This study systematically analyzed the regulatory and legal foundations of land plot privatization and identified their development trends. The research



findings indicate that although the primary legal framework regulating land relations in the Republic of Uzbekistan—particularly the Land Code of the Republic of Uzbekistan and related normative-legal acts—has significantly improved in recent years, there remains a need for further clarification and refinement of land plot privatization mechanisms.

First, it was determined that systematic coherence among normative-legal acts in the process of land plot privatization is not sufficiently ensured, thereby substantiating the need to eliminate legal conflicts.

Second, it was scientifically proven that the institutional fragmentation of existing mechanisms negatively affects the efficiency of the privatization process.

Third, it was identified that the absence of a unified standard-based methodology for land valuation is one of

the factors hindering economic efficiency.

Fourth, although the introduction of a digital cadastre system is an important factor in the development of the land market, the need to enhance data integration and transparency was substantiated.

Fifth, the necessity of harmonizing land plot privatization mechanisms with economic incentive instruments was scientifically justified.

In general, improving the regulatory and legal foundations of land plot privatization is an essential prerequisite for the development of the land market, enhancement of investment attractiveness, and ensuring the efficient use of land resources. The results of this research may serve as a theoretical and methodological basis, as well as practical recommendations, in the process of reforming land relations.



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