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Article

Legal dynamics of leasing agricultural land and land plots covered with protective plantings

Viktor Mayboroda[1,*], Elvira Mayboroda[1], Pavel Spirin[1,2,3,4]

[1] Department of Law, North-Western Institute of Management, Russian Academy of National Economy and Public Administration under the President of the Russian Federation, 199178 Saint Petersburg, Russian Federation
[2] Russian Academy of Architecture and Construction Sciences, 107031 Moscow, Russian Federation
[3] Central Research and Design Institute of the Ministry of Construction and Housing and Communal Services of the Russian Federation, 119331 Moscow, Russian Federation
[4] Research Institute for Advanced Urban Development, 191186 Saint Petersburg, Russian Federation
*** Corresponding author:** Viktor Mayboroda, victormaiboroda@yandex.ru

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Abstract: Objective: This research aims to investigate the legal dynamics of leasing agricultural land plots integrated with protective plantings, motivated by recent legislative changes that significantly influence both agricultural productivity and environmental conservation. **Methods:** The authors of the article used the methods of axiological, positivist, dogmatic, historical, and comparative-legal analysis. **Results:** The study considers the recent legislative amendments that grant agricultural producers the right to lease land with forest belts without the need for bidding. It traces the historical development of forest plantations, highlighting their major role in intensifying agricultural production. Our results reveal that the new legislative framework allows agricultural producers to lease lands with protective forest belts without bidding, a change that highlights the complexities of balancing economic efficiency with ecological sustainability. **Conclusions:** The research emphasizes the unique legal challenges and opportunities presented by forest belt leasing in the agricultural context. It stipulates the need for a balanced legal framework that preserves environmental integrity, protects property rights, and supports sustainable agricultural practices. This study dwells on the evolving legal landscape of forest belt leasing and its implications for agricultural land management in Russia and similar regions. The significance of this research in its comprehensive analysis of the legal, economic, and ecological dimensions of land leasing, offering a nuanced understanding of how legislative changes shape land use strategies.

Keywords: forest reclamation; peasant (farm) economy; agricultural commodity producer; preemptive right

1. Introduction

In the realm of land management and agricultural production, the relationship between legal regulations, environmental conservation, and property rights presents a complex issue (Ermakov et al., 2022). One such complexity is the regulation of forest belt leasing on agricultural land plots. The leasing of agricultural land plots, particularly those integrated with protective forest belts, is an increasingly important area within agricultural and environmental law. As global awareness of environmental issues grows, the integration of sustainable practices within agricultural policy has gained significant traction. This legal issue is considered in this research, where we conduct a comprehensive examination of the legal framework governing forest belt leasing in the context of agricultural practices, particularly in the Russian Federation.

Over the past years, forest belts have emerged as crucial components of

sustainable agriculture, serving both ecological and agricultural purposes (Anasbayeva and Akhmethekova, 2024). These protective plantations not only enhance soil fertility and prevent soil erosion (Mussynov et al., 2014) but also contribute to the conservation of the environment by mitigating adverse climatic conditions (Ramazanova et al., 2021). However, their integration into agricultural land plots and the legal mechanisms governing their use have undergone notable transformations due to legislative amendments and changing agricultural practices.

Our research identifies a significant gap in understanding how recent legislative amendments influence both the legal and practical aspects of leasing agricultural land plots with protective plantings. While previous research has discussed the ecological and economic impacts of forest belts, less attention has been given to the evolving legal landscape and its implications for stakeholders in the agricultural sector.

According to Federal Law No. 248-FZ (2022), the Russian legislative authority is broadening its legal scope to consider matters concerning property and environmental aspects related to reforestation. In this case, the turnover of animal manure involves either its disposal with payment of a fee for a negative impact on the environment or use as a fertilizer (Kochorov et al., 2023). However, it is not a good alternative since the application of manure to hundreds of thousands of hectares of arable land, which is an ineffective fertilizer in comparison to modern agrochemicals, means the use of labor and energy resources of an agricultural producer without a corresponding return. This is a consistent global position (Adams and Gorton, 2009). Accordingly, the regulation of manure use is a new type of mandatory payment imposed on the commodity producer through an obvious presumption that they also own livestock by-products.

Federal Law No. 463-FZ (2023) hereinafter referred to as Law No. 101-FZ (2002), amended this law. From 1 March 2024, agricultural producers can rent land with forest belts without bidding if they conduct agricultural activities on an adjacent plot.

The history of protective plantations in the Russian Federation and their use for intensifying agricultural production are unique. The effect of forest belts in agricultural science was identified in the early 20th century. Since then, the placement of forest belts separating arable areas, areas for haymaking, grazing areas, and fallow areas have been a popular practice (Apergis et al., 2023). Due to the switch from draft power to machine power, these areas increased in spatial terms and began to be arranged in an orthogonal shape (mainly a rectangle, an “arable cell” in economic terms). Shelter belts have been used throughout the world as a means of intensifying agricultural production. It is worth mentioning the Great Plains Shelterbelt project initiated by US President Franklin Delano Roosevelt at the proposal of the US Forest Service. Launched in 1934, the project was completed in 1942 by planting 220 million trees over an area of 48,000 km^2 in a 100-mile-wide strip from Canada to the Brazos River. For Russia, a significant project was the Great Plan for the Transformation of Nature by Joseph Stalin. In a formal legal sense, it was enshrined in the Resolution of the Council of Ministers of the USSR and the Central Committee of the All-Union Communist Party of Bolsheviks No. 3960 (1948) “On the plan for planting of shelterbelts, introduction of grassland crop rotation and construction of ponds and reservoirs to ensure high sustainable crop yields in steppe and forest-steppe areas of

the European USSR". According to the above-mentioned plan, it was necessary to plant forest belts in an area of 120 million ha with a total length of over 5,300 km. The plan was not implemented in full but had an impressive impact both on changing climatic conditions and increasing crop yields (Nigmatullina, 2023). This megaproject pursued the goal of transforming global climate effects, and they had been achieved. Along with these so-called state forest belts, on-farm land management developed in the USSR, whose mandatory element was forest belts. The change in agricultural production relations and their transformation into market ones entailed the privatization of agricultural land through a series of decrees by the President of Russia. These include Decree of the President of the Russian Federation No. 323 (1991) "On urgent measures to implement land reform in the RSFSR", Decree of the President of the Russian Federation No. 631 (1992) "On approval of the Procedure for land plot sales within the privatization of state and municipal enterprises, extension and development, as well as those provided to citizens and their associations for business activities" and Decree of the President of the Russian Federation No. 1767 (1993) "On the regulation of land relations and the development of agrarian reform in Russia". These legal acts did not directly regulate relations related to forest belts or relations between land reclamation and objects carrying out reclamation. Over the next decades, the objects of amelioration in Russian legislation will be in a state of legal uncertainty, which is of interest to legal science. On the one hand, it creates a compelling object of research (Pysheva, 2018). On the other hand, it hinders the sustainability of turnover. While considering the regulation of forest belt turnover, we need to mention Article 130 of the Civil Code of the Russian Federation (Civil Code of the Russian Federation No. 51-FZ, 1994). Entered into force on 1 January 1995, it classified perennial plantings as immovable things, including trees of forest belts. The legislator of the Russian Federation initially proceeded from the assumption that both a forest as a collection of plantations and landscape and individual trees can be real estate objects. This view of perennial plantings cultivated by humans to obtain fruits and income is quite justified since their economic value is differentiated, and the lands on which cultivation is possible should have specificity as a means of production, whose creation is beyond human capabilities. Currently, grape-suitable lands are isolated as an independent means of production (Federal Law No. 468-FZ, 2019) and it seems systematic to distinguish nut-suitable, tea-suitable, rice-suitable, tobacco-suitable, and cotton-suitable lands (although the last three are annual plants).

Currently, perennial plantings endowed with beneficial effects in agricultural production are not a thing, and their circulation falls within natural resource regulation, property, and liability law.

The further development of regulation of forest belts is characterized by Clause 2 of Article 3.1 of Federal Law No. 137-FZ (2001). It establishes the presumption of ownership of a constituent entity of the Russian Federation on lands covered with forest belts. According to Clause 2 of Article 78 of the Land Code of the Russian Federation (Land Code of the Russian Federation No. 136-FZ, 2001), lands covered with forest belts do not belong to agricultural lands as part of agricultural lands.

Thus, the problem of regulating the turnover of lands covered with forest belts and the forest belts themselves is determined by the following two circumstances. First, ownership is distributed because the owner bears the burden of maintenance

(Auganbai et al., 2019). Second, the maintenance and reproduction of forest belts as a reclamation tool has a dual function: the level of productivity and the formation of favorable conditions for human life and agricultural production. However, modern conditions combine private and public interest, but a natural property does not allow the burden of maintenance to be distributed in proportion to the corresponding interest. After all, it is impossible to establish some benefit in monetary terms if it is related to the absence of a dry wind or to the fact of snow storing in fields which allows winter varieties of wheat to have a fruitful growing season.

Thus, the focus of the article was to examine the different subjects of preferential leasing and analyze not only their distinct roles but also the interplay and influences these groups exert on each other. Each subject possesses unique legal and economic prerogatives that affect how forest belts are managed and utilized, which in turn impacts the broader framework of agricultural land management. Authors in the article investigate influence between Public legal entities, Agricultural organizations and Peasant (farm) enterprises.

Public legal entities, as lessors, set the foundational legal terms and conditions of the leases. Their policies and enforcement mechanisms significantly influence how agricultural organizations and peasant farms operate, especially concerning compliance and utilization of the leased land. For instance, public legal entities' decisions on lease terms and conditions can either facilitate or restrict the operational flexibility of agricultural producers.

Agricultural organizations, often functioning at a larger scale than individual peasant farms, might have more substantial economic influence on local markets and land use practices.

Peasant (farm) enterprises, characterized by their smaller size and more localized operations, can be significantly impacted by the leasing strategies of larger agricultural organizations. Additionally, these enterprises often face more pronounced effects from the regulatory environment established by public legal entities, which can either support or hinder their development depending on the legislative context.

The relations between these subjects can be observed through their collective impact on land management practices.

Therefore, the article aims to analyze relations in the sphere of forest reclamation using a civil regulatory mechanism that presupposes reusing forest belts as an object of lease relations.

2. Methods

This research employed several methods of legal analysis to examine the regulatory framework surrounding the leasing of land plots covered with protective plantings, with a focus on forest reclamation. These methods were selected to provide a comprehensive understanding of the legal, economic, and ecological aspects of forest belt lease relationships. The following legal analysis methods were applied (**Table 1**):

Table 1. Methods used in the article.

Method	Justification for the chosen method
Axiological analysis	Identifying and assessing the balance of legal and economic interests within the unique subject composition of forest belt lease relationships. This method allowed for an evaluation of the inherent values and priorities within the legal framework.
Positivist analysis	Examination the specific legal provisions governing forest belt leasing, including the rights and obligations of lessors and lessees. It provided a formal legal approach to understanding the legal mechanisms involved.
Dogmatic analysis	Analyzing the implementation of a set of rights and obligations within the forest belt lease agreements. This method helped in understanding the legal doctrines and principles applied to forest belt lease relationships.
Historical analysis	Conducting to trace the historical development of regulations related to forest reclamation in Russia. This allowed for insights into the evolution of legal norms and their impact on contemporary forest belt leasing.
The comparative-legal scientific analysis	Comparative examination of legal provisions and practices related to forest belt leasing in different jurisdictions, including international comparisons. This approach facilitated the identification of the best practices and potential improvements.

In conducting this research, we utilized a variety of sources, including primary legal documents and secondary academic literature. Primary legal documents included federal laws, presidential decrees, administrative regulations, and court decisions. The primary criterion for selecting these documents was their direct relevance to the leasing of agricultural land and the inclusion of protective plantings.

To ensure comprehensive coverage of relevant secondary literature for our study, we conducted systematic searches in major academic databases, specifically Scopus and Web of Science. Our search strategy was designed to capture a broad spectrum of scholarly articles, legal analyses, and empirical studies related to the leasing of agricultural land with protective plantings. We used a combination of keywords and phrases to encompass a wide range of topics within the scope of our research: agricultural land leasing, protective plantings, forest belts, sustainable agricultural practices, environmental law, land management, agricultural law, Russian agricultural policy, land leasing regulations.

3. Results and discussion

Based on the study results, we showed that preemptive rights have become the chosen instrument of influence in the regulation of land legal relations. Thus, Article 8 of Law No. 101-FZ provides a constituent entity of the Russian Federation with a preemptive right to purchase agricultural land. Further, Article 12 sets out specific rules for the purchase and sale of a share in the ownership of an agricultural land plot (including with a preemptive right), whose rules are subject to application if there are more than five owners.

The right of shared ownership of agricultural land plots constitutes a right of first refusal to purchase a share in the right. In the first case, the preemptive right is a limited real right endowing its holder (public legal entity) with no direct dominance over someone else's thing but a legitimate (known to all parties) possibility of acquiring it. In the second case, the preemptive right to purchase is an obligation between participants in common shared ownership, i.e., persons using a land plot as a means of production. Therefore, the consequences of violating the preemptive right are different. In case of its violation as a property right, the consequence indicates the nullity of the transaction. In case of violation of the preemptive right to purchase a share in the right,

the law indicates the transfer of the rights and obligations of the buyer to the person assigned with the preemptive right to purchase (Mayboroda, 2023a).

In the case under consideration, the rule on preferential lease is fixed and is formulated concerning three special conditions: first, the special status of the rental object; second, the special status of the subjects of the lease relationship; and third, the special lease period.

The lease object is a thing, i.e., a land plot in state or municipal ownership that has registered protective plantations. The definition of a land plot is given both by Article 141.2 of the Civil Code of the Russian Federation and by Clause 3 of Article 6 of the Land Code of the Russian Federation. Although these definitions are not identical, their legal meaning boils down to the fact that a land plot is a civil legal thing in circulation which is defined by establishing boundaries entered into the state cadastral registration; an integral part of the state real estate accounting (Mayboroda, 2023b). This legal understanding of a land plot is well-established but does not correspond to its nature since the indisputable fact is that a person cannot create this thing, like other things of civil circulation (Krassov, 2013). This refers not only to solid earth but also to fruit-bearing earth (created not on the first, but on the third day) as a means of agricultural production. In addition to the right of ownership of an immovable object, the norm in question imposes a mandatory condition, i.e., the presence of registered protective forest plantations. The accounting of such plantings is a novelty enshrined in Article 20.1 of Federal Law No. 4-FZ (1996) "On Land Reclamation". The accounting procedure is regulated by the Order of the Ministry of Agriculture of the Russian Federation No. 485 (2020). The objects of accounting are protective plantings defined in Article 2 of Federal Law of 10 January 1996 No. 4-FZ and land management documentation for record keeping. As a result of the new stage of the cadastral registration reform, land management documentation began not only to be agreed upon by the authorized body (the procedure determined by Resolution of the Government of the Russian Federation No. 514, 2002) but to be agreed upon and approved and only then entered into the State Data Fund. The new procedure is defined in the Order of the Federal Service for State Registration, Cadastre, and Cartography No. P/0036 (2023) and involves the future incorporation of land management data into the State Fund.

The object of the forest belt lease agreement is a land plot, the rights to which belong to a public legal entity and on which protective plantings are located (Shilnikova, 2023). Such information is entered in the prescribed manner into the state data fund.

In addition to two features of the object, there is also the contiguity of land plots that allows the conclusion of a lease agreement without bidding. This concept does not have a legal definition and there are different opinions in scientific literature. According to Savenko and Yalbulganov (2015), contiguity in the cadastral sense means that two land plots have at least one point at the border, whose X and Y coordinates completely coincide. Bandorin and Basharin (2021) emphasized the possible existence of planning contiguity, in which common boundaries were not assumed but land plots were located within one element of the planning structure. Concerning the relationships under consideration, it is possible to state their existence in the same land management object. The enforcement of legislative provisions

indicating the regulation of these relations is based on the definition of contiguity if there is a common border between land plots (Resolution of the Council of Ministers of the USSR and the Central Committee of the All-Union Communist Party of Bolsheviks No. 3960, 1948).

In the legal relationship under consideration, we can consider the forest belt as a thing endowed with special natural properties, whose characteristics are individualized and considered in the prescribed manner. The term "thing" emphasizes the cadastral boundaries of both the forest belt and the arable cell (otherwise real contiguity is impossible, but only speculation about its nature) (Yerezhepkyzy et al., 2017). The relations in question are of a civil legal nature (rather than environmental and administrative) since the regulation of land reclamation is within the joint competence of the Russian Federation and its constituent entities. Regional rulemaking is not excluded, for example, a separate region of the Russian Federation established a minimum plot area of 2500 ha and only judicial regulatory control noted the norm and pointed out the disproportionate regulation (Mayboroda, 2018a).

The second circumstance is various definitions of the subjects of the lease obligation: on the one hand, a public legal entity (lessor); on the other hand, an agricultural organization, a citizen, or a peasant (farm) enterprise (lessee). The first group of subjects has the legally established features of their participation in civil transactions established by Clause 2 of Article 124 Civil Code of the Russian Federation. One of these features is the indirect ownership of a land plot leased by the public legal owner and the ensuing right of negatory protection (Resolution of the Arbitration Court of the North Caucasus District No. F08-1344/23, 2023; Resolution of the Arbitration Court of the Volga-Vyatka District No. F01-4110/19, 2020). This institution has sufficient law enforcement practice to assert its certainty and causes an informal review of the results of privatization since a negatory claim is not bound by the statute of limitations. However, the cancellation of the results of the privatization of the 1990s is not restitution in the formal legal sense. It is not symmetrical, essentially representing a redistribution of land ownership. Public legal owners do not have the right to own and use land plots in their ownership (Tynybekov et al., 2014). These powers are vested in the authorized bodies and state corporations that form the classic triad of ownership powers (Goncharov, 2023). In the case under consideration, civil law powers are vested in property authorities, and agrarian-administrative powers are vested in agricultural management bodies. Their interaction in the case of ownership is ensured by recording plantings as protective ones (Mazina et al., 2022).

The subject composition of the lessee has its specifics in using the term "agricultural organization". We assume that a mistake was made, and the document still refers to an agricultural producer, whose status is enshrined in Article 3 of Federal Law No. 264-FZ (2006) "On the Development of Agriculture", who has a special tax regime under Chapter 26.1 of the Tax Code of the Russian Federation (unified agricultural tax) (Tax Code of the Russian Federation (Part two) No. 117-FZ, 2000). This is a person who has over 70% of annual revenue from the sale of agricultural products.

An agricultural organization is a subject in the legal relations between banks and their customers. For these purposes, Article 177 of Federal Law No. 127-FZ (2002) "On Insolvency (Bankruptcy)" defines it as an enterprise that has more than 50% of

its revenue from the sale of agricultural products.

The positivist legal understanding gives rise to different approaches among the executive branch; therefore, the resolution of conflicts falls on the shoulders of the judicial branch (Yerezhepkyzy et al., 2021). However, the term "agricultural producer" also embraces citizens running personal subsidiary plots, agricultural consumer cooperatives, and peasant farms (Nasiyev et al., 2022). From the viewpoint of legal techniques, its use would eliminate the need for adding semantic content on the side of the lessee, i.e., citizens (the second group in this legal norm). Under Law No. 101-FZ, citizens are participants in the circulation of agricultural land. They participate in these relations like owners and commodity producers. As owners of agricultural land, they can be individual or collective, whose property was formed as a result of privatization. In the second case, citizens do not conduct independent economic activities, lease their land plots to an agricultural producer, and mostly receive in-kind farm rent (a portion of the harvest). The institution of sharecropping which is not formalized in modern regulation (Clause 2 of Article 614 of the Civil Code of the Russian Federation) has a rich history not only in Russian agriculture (Adams and Gorton, 2009). This distribution of rent has both pros and cons. It is worth mentioning the right of civil owners of land shares to lease a forest belt and then sublease it to a commodity producer. The preservation and improvement of the amelioration properties of forest belts are in the economic interest of the owners of land shares: the better the forest belts, the higher the yield and the higher the rent charged as part of the harvest. Such argumentation has its advantages and citizens who own land shares within the current regulatory system can form a collective will at a general meeting (Mayboroda, 2018b) for leasing a forest belt. Furthermore, the margin between lease and sublease can also be considered a source of income for land shareholders.

The third group of subjects includes peasant farms. These organizations can carry out their activities both as legal entities and as registered entrepreneurs (Ydyrys et al., 2023). Peasant farms are granted several preferences in land legislation, including the right to lease agricultural land without bidding. However, a bigger role is played by the special right of development on agricultural lands in conformity with Clause 2 of Article 77 of the Land Code of the Russian Federation and Clause 4 of Article 11 of Federal Law No. 74-FZ (2003) "On Peasant Farming". From the above-mentioned regulation, it follows that the construction of a residential building is allowed not only on agricultural lands but also on agricultural lands used by peasant farms.

The current regulation endows the lease legal relationship of a forest belt with a set of unique properties. Thus, there is a need for a new legal norm that will govern a situation in which a forest belt along one boundary belongs to one person, this plot along the other border is owned by another person, and both apply for the lease of this forest belt without bidding.

Special rental periods for a forest belt depend on the right to own an adjacent land plot. If a plot of public property land adjacent to a forest belt is leased by a land user, the forest belt is leased for a period not exceeding the lease of this land plot. If the land plot is owned by the land user, then leasing the forest belt is possible for a period from 3 to 49 years.

The above-mentioned discretion in determining the lease term is a reference to the lease terms based on the economic nature of a particular activity carried out on a

land plot (Mayboroda, 2015). However, the economic nature of a forest belt is unambiguous (Asadulagi et al., 2024). It does not vary depending on whether the adjacent area is arable or pasturing land. A reasonable factor influencing the lease term is greening agricultural production, but this factor is equal for both crop production and livestock production (Khoruzhy et al., 2023). In other words, such discretion without the objective assessment of the necessary and sufficient lease period for a forest belt is essentially a corruption risk, a factor that cannot be refuted by arguments of certainty in business management. According to Clause 9 of Article 22 of the Land Code of the Russian Federation, with a lease term of more than five years, any lessee (including excluded citizens and peasant farms under Clause 5 and Clause 6 of the same article) of public property lands has the right, within the lease term, to transfer their rights and obligations under this agreement to a third party without the consent of the lessor, given that they are notified. Moreover, the same legal provision allows for the termination of a lease agreement for more than five years at the request of the lessor only based on a court decision in the event of a significant violation of the lease agreement by the lessee. This means that a lease period of public property land exceeding five years has an additional economic benefit (Avdeeva, 2023). The lease right is an asset, whose use as collateral in a credit legal relationship is presumed upon concluding a lease agreement with such a term (Beisov et al., 2013). Leaving the term criterion to the discretion of the public authority managing state and municipal property in the case clearly understood by the parties to the lease right is a legislative provocation to the formation of corruptive behavior.

However, the reclamation properties of forest belts are not formed on their own. Article 29.1 of Federal Law of 10 January 1996 No. 4-FZ “On Land Reclamation” entrusts their owners with the responsibility for maintaining protective plantations and implementing measures for their conservation. These responsibilities are enshrined in the Regulation on Maintenance of ameliorative protective forest plantations approved by the Order of the Ministry of Agriculture of the Russian Federation No. 367 (2020). According to paragraph “d” of Clause 3 of this Regulation, plantings are kept in proper condition by the right holders of such land plots, including measures to preserve plantings located on public land plots provided for lease.

Thus, the lease agreement for a forest belt as a land plot includes an additional obligation of the lessee: the inspection, reproduction, and maintenance of plantings (Clause 4 of the Regulation). However, neither Clause 5.2 of Article 10 of Law 101-FZ nor special legal norms on land reclamation imply consideration for the performance of these duties by the lessee. In our opinion, this balance ensures the sustainable development of territories based on a fundamental ecological approach (Khare et al., 2023; Rhezandy et al., 2023). We need to emphasize that the lessee is obliged to pay rent for the ownership and use of forest belts. The above-mentioned responsibilities for maintaining trees in a forest belt are not civil law since such trees are not an object of civil transactions (not a thing) and these responsibilities are imposed by administrative legal regulation. At the same time, they are an integral part of the lease obligation since the subject of the lease, its land plot, and the trees on it are described in the prescribed manner (Kuznetsova et al., 2020).

In this situation, it is justified to propose consideration for the fulfillment of an inherent administrative obligation in a civil transaction. In light of the results obtained

from our study, we propose a set of practical policy recommendations. These recommendations aim to enhance the legal frameworks that govern these leasing activities, ensuring they better serve both agricultural productivity and environmental sustainability.

Firstly, we recommend simplifying the leasing process for lands with protective plantings. By standardizing procedures and making them more transparent, we can reduce bureaucratic overhead for agricultural producers, making it easier for small and medium-sized enterprises, including peasant farms, to access and utilize these lands effectively.

Secondly, there is a need for incentive structures that reward agricultural organizations and peasant farms for the sustainable use of protective plantings. Incentives could include tax reductions, subsidies for sustainable practices, or priority access to additional resources and support services. These measures would encourage the preservation of forest belts while enhancing their role in agricultural productivity and ecological balance.

Thirdly, we advocate for the development of a comprehensive monitoring and evaluation framework that tracks the performance and impact of leased lands with protective plantings. This system should gather data on ecological outcomes, soil health, and agricultural productivity, providing a basis for ongoing policy adjustments and ensuring that leasing policies continue to align with broader agricultural and environmental objectives.

4. Conclusions

Summarizing the above, we reached the following conclusions.

First, the lease agreement for a public land plot covered with protective plantings involves the use of their protective natural properties both in the private economic interest of the agricultural producer and in the public legal interest of the public owner.

Second, the object of the forest belt lease agreement is a combination of a land plot as an object of civil circulation and protective plantings as an object of reclamation.

Third, the accounting of these objects and the rights to them does not have informational unity. As a result, there are two persons on the lessor's side: the body of property relations and the body in agriculture.

Fourth, the contiguity of land legal regulation calls for a norm governing the relations of the parties with simultaneous claims to the lease of a forest belt without bidding.

Fifth, the obligations for the maintenance of plantings in a forest belt, due to the civil law nature of the lease relationship, presuppose consideration by their proper executer, whose possible types are proposed in this article.

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