

# Access to land for farmers in the EU

Wednesday, 7 December 2016, Brussels



**Possible solutions at EU level**

# Plan of the presentation

- 1/ Access to land:  
the logic of markets
- 2/ The objectives of CAP
- 3/ The AEIAR's proposals





1/ Access to land:  
the logic of markets

## 1/ Access to land

**In Europe, access to the right to farm land is reached either through inheritance or through several markets :**

- the land market (agricultural buildings and farmland)
- the rental market (rented farmland)
- the market of shares of agricultural companies or holding companies

**Agricultural land being finite (limited), unregulated or insufficiently regulated land markets lead to:**

- the concentration of agricultural land
- the gradual marginalization of family farms
- the exclusion of certain candidates out of agricultural trade

**Conclusion:** widening access to agricultural land requires regulation of land markets





## 2/ The objectives of CAP

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Securing supplies relies on sustainable agriculture, which should aim to:

- use less and less non-renewable resources
- participate in the fight against global warming
- participate in the fight against the erosion of biodiversity
- maintain, and even improve, the European agronomic (and forest) potential, through:

- the incentive of farms willing to develop production systems aimed to:

- maintain or improve soil fertility (protection against erosion, settling, salinization, etc.)
- promote biodiversity
- store carbon in soils and trees (operation “4 per thousand”



- stopping sealing of natural surfaces and cutting landscapes due to infrastructures



## 2/ The objectives of a CAP

Securing supplies relies on sustainable agriculture which both:

- produces agricultural goods
- maintains or even improves the fertility of natural areas

Consequently, any work implemented to maintain and improve the ecosystem functions of natural areas must be paid for, whenever the mere sale of agricultural products proves insufficient





### 3/ The AEIAR's proposals



### 3/ The AEIAR's proposals

- 1) Create a directory of agricultural production units
- 2) Regulate land markets
- 3) Facilitate temporary trusteeship and management of holdings or shares of holdings awaiting project owners and/or structural improvements
- 4) Improve financing of farm capital for project holders matching the priority objectives of the CAP



## 1) Create a directory of agricultural production units

Identify owners of operating capital (which are often distinct from landowners)

Distinguish between holders of legal entities and natural persons, including those who take part in agricultural work

Make the connection with the farming land, identified through the surface declarations



## 2) Regulate land markets

Market regulation requires:

1- thorough knowledge of every kind of projects:

- purchases of agricultural land or building
- purchases of shares of farming corporations
- rental of agricultural property

2- right to authorize or refuse purchase or lease projects, on the basis of objective criteria

> in order to guide land towards projects that meet the objectives of European and national policies. European countries already have extensive experience in the matter.

## 2) Regulate land markets

Land market regulation is carried out by Member States in association with bodies responsible for public service missions

A European-scale regulation should probably be considered to handle the largest farms and multinational farms, linked to national and regional regulations



## **3) Facilitate temporary trusteeship and management of agricultural holdings or shares of holdings**

- waiting for project holders and/or structural land improvements
- by bodies responsible for public service missions

This type of intervention can make it possible to favor settlement rather than extension, to direct land to projects that meet the objectives of the agricultural policies



### 3/ The AEIAR's proposals

#### **4) Improve financing of the land (or even the operating capital) of farms for project holders**

- who are considering the development of a certain kind agriculture that meets the policy objectives
- and who do not have the funds to settle





### 3/ The AEIAR's proposals

#### **> Without regulation of land markets...**

...the concentration of land will continue in Europe, with production systems likely to get increasingly simplified

#### **> Political choices must be made**

There is a need for guidance and feasibility studies to be done now. We must not wait until 2020 to prepare this land regulation, feasibility studies must be conducted now



*Thank you for your attention*  
*Danke für Ihre Aufmerksamkeit*  
*Gracias por su atencion*  
*Grazie per la vostra attenzione*  
*Merci de votre attention*  
*Dziękuję za uwagę*

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