

**LAW of the REPUBLIC of TAJIKISTAN
“ON LAND VALUATION”**

The present law establishes legal bases of land valuation in the Republic of Tajikistan and defines comprehensiveness in conducting of land valuation.

CHAPTER 1. GENERAL PROVISIONS

Article 1. Basic terms and definitions

Valuation of land – performances of the cadastral land valuation that provide a scientific basis for solving a complex of applied tasks in the sphere of land relations, organization and management of agricultural production and decision of questions on rational use of land resources in the republic.

State cadastral valuation – a complex of legal, economic and technical actions toward determination of cadastral values of the land plots as of the specific date.

Cadastral values of a land plot – cost of a land plot determined by the characteristics of the land plot with applying the methods and rules of statistical information analysis.

Standard price for land -a basic performance of valuation of land in monetary terms that characterizes the cost of a land plot of specific quality and location.

Cadastral zone – part of administrative-territorial formations of similar soil-climatic and economic conditions.

Article 2. Valuation of land in the Republic of Tajikistan

Valuation of land in the Republic of Tajikistan is implemented for determination of a standard price for the purpose of objective taxation and lease payment, creation of conditions for rational use of lands, their protection and development, increase of yield of the soil.

Article 3. Determination of a cadastral zone

The results of land valuation determines the belonging of a concrete territory to cadastral zones.

The Government of the Republic of Tajikistan approves the procedure of land valuation for determination of cadastral zones.

Article 4. Legislation on land valuation

Legislation on land valuation is based on the Constitution of the Republic of Tajikistan and consists of the Land Code, the present Law, other laws, regulatory-legal acts of the Republic of Tajikistan, as well as of international-legal acts recognized by the Republic of Tajikistan.

Article 5. Object of valuation

An object of valuation is a land plot or a complex of land plots, except for the objects situated on them or in the interior of the earth.

Article 6. Licensing of land valuation activity

Lad valuation activity is subject to licensing.

The Committee for Land Resources and Land Management under the Government of the Republic of Tajikistan issues licenses for land valuation activity in the procedure determined by the Government of the Republic of Tajikistan.

CHAPTER II. STATE CADASTRAL VALUATION

Article 7. Organization of state cadastral valuation

State cadastral valuation is obligatory on the whole territory of the Republic of Tajikistan.

State cadastral valuation is implemented for determination of cadastral values of land plots for different special purposes.

State cadastral valuation is implemented by the Committee for Land Resources and Land Management under the Government of the Republic of Tajikistan and its territorial local bodies, as well as by the enterprises and organization under their jurisdiction. Natural persons and legal entities with licenses for land-valuation works may be involved in implementation of state cadastral valuation.

The data of state cadastre, town-planning cadastre, forest cadastre, water cadastre and other cadastres shall be the basis for state cadastral valuation.

The state cadastral valuation data shall be included in town-planning, forest, water and other cadastre documents.

The latest calculation data of state cadastral valuation before the next state cadastral valuation is implemented shall be the base performances and are annually, with taking into consideration the adjustment of the land balance data of the current market prices, reviewed and approved by the Government of the Republic of Tajikistan.

Article 8. Types of state cadastral valuation

State cadastral valuation in the Republic of Tajikistan stipulates mass cadastral valuation and individual cadastral valuation of a land plot (land plots).

Mass cadastral valuation of land for determination of its cost shall be implemented on the whole territory of the republic.

Individual cadastral valuation stipulates the determination of cost of a concrete land plot.

Article 9. State cadastral valuation budgeting

State cadastral valuation shall be financed at the expense of the state budget.

Article 10. Methods and procedure of state cadastral valuation

Methods and procedure of state cadastral valuation shall be approved by the Government of the Republic of Tajikistan by submission of the Committee for Land Resources and Land Management under the Government of the Republic of Tajikistan.

Article 11. Putting the results of state cadastral valuation into effect

The Government of the Republic of Tajikistan by submission of the Committee for Land Resources and Land Management under the Government of the Republic of Tajikistan approves the results of state cadastral valuation and puts them into effect at the beginning of each year.

The cadastral valuation values of a land plot introduced in the state land cadastre shall not be adjusted until the next state cadastral valuation, except for the cases stipulated in Article 7 of the present Law.

Article 12. Consideration of disputes

The disputes arising at state cadastral valuation shall be considered judicially.

President of the Republic of Tajikistan
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