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ABSTRACT

An author accents attention on the processes of redistribution of the landed lands when after the different groups of agricultural producers the new volumes of land-tenure gained foothold actually, in particular it touched farms of population. However that citizens that got lot lands for the conduct of commodity production does not want to process these earths became an important problem, and lease them out to the large landed interests that in Ukraine counted about 45000, annually their amount grows due to the set moratorium on the purchase-sale of earth. An author suggests to consider the possible variants of forming of market of earth in Ukraine, leaning on existent variants and suggestions of representatives of agrarian science and own vision of flowing of these processes. Discussions and public discussion of start of market of earth among scientists and practical workers will assist forming of the publicly concerted idea, in relation to directions and maintenance of agrarian development of Ukraine.

Introduction. Agriculture in Ukraine is one of leading industries of economy and by the source of receivables to the budgets of all levels. For today there are substantial structural changes in agriculture, in particular, integration in a world economy, adaptation to the new requirements of international organizations. Long time the question of free market of earth creation remains actual in an agrarian sphere. For years the landed reform in a political circle negative ideas appeared in relation to any transformations at the market of earth. For today operations with agricultural earth, carrying out is possible, and they as known conducted, but without control from the side of the state - out-of- control. Another unsolved it remains - terms for that can take off prohibition of sale of agricultural earth. Like-minded persons concerning abolition of prohibitions on earth is neither among the public organs of power nor among agricultural producers, experts. In fact to find a correct format that would satisfy all parties, it is practically impossible.

Research of questions of market turnover of land of the agricultural setting numerous labours of home scientists, among that it is possible to distinguish the publications of are sanctified to V. M. Geycy [2], Y. M. Gadzalo [3], G. M. Kaletnika [4], I. G. Kirilenko, B. Y. Panasyuka, Y. O. Lutsenko, L. Y. Novakovskogo, M. P. Martinyuka. Their labours are rich in content, however many specialists of different aspiration expound diametrically, opposite opinions, in relation to expediency of input of market of earth and mechanisms of him state.

Purpose of the study. There is research of government control of market of agricultural earths abroad, and realization of this practice in Ukraine.

Research results. Agricultural land of Ukraine a long ago is divided into shares, and it is about 27 millions hectares, and the general area of private earth arrives at the halt of territory of Ukraine and makes about 32 millions hectares. To take away earth by force it is impossible for proprietors, and prohibition on the sale of land already there is foreigners chapter 4 article 81 of the Land Code of Ukraine [1]. In Ukraine by an agricultural enterprise on ownership rights to own foreign legal entities, persons, do not can without citizenship. It is first of all necessary to give a right for a purchase to the persons that aim to engage in an agribusiness. Land that belong to the shareholders that is unable her must process (middle age 60) to pass to the people that want and can conduct an agribusiness. In a bill that is given in Verkhovna Rada it follows to bring in small changes to transitional positions. In most states of the world tax deductions are envisaged for the conduct of agriculture. It is related to that not a single industry of economy is able to demonstrate successes without the assistance of the state and infusing into investment money. Among the states-neighbors of Ukraine the best indexes of height of agroindustrial complex and economy Poland is distinguished. Both states have a small difference in an amount a population, considerable areas of agricultural land, carried out a transition from to plan to the market economy. In this connection, it will be interestingly

to consider tax support agrarian to the sector in Poland. Mainly, at legislative level Poland stimulates development of individual and small domestic farms. In their property is close 90 % of croplands. Traditionally most popular are small agricultural enterprises that is specialized on the production of one type of products, for example potato, sugar beet, etc. Poland adds considerable efforts in order that small enterprises in the future will not be stamped from a market by large corporations. It is assisted by activity of a few banks that is specialized on crediting of agriculture and indemnification of part of lending rate the state. Support comes true due to differentiation of taxpayers depending on the size of their incomes. Except internal facilities of support, such as favourable tax treatment and crediting, considerable efforts of Poland head for the improvement of terms for an export. By means of international negotiations the search of new markets of sale comes true for agrarian products [5].

Politics of Poland in relation to adjusting of market turnover of earth of the agricultural setting is sent to development of domestic farms. It is envisaged in article 23 Constitutions of Poland, what basis of the agrarian mode of this state a domestic economy (domestic farms) is after. Land that is used in the agricultural production of Poland, at legislative level it is confessed by the valuable resource of country. Therefore the state undertakes the function of providing of the proper management by them. For realization of control after the transition of ownership and other property rights in relation to state property, Agency of the agricultural real estate was created. An agency on behalf of the state carries out control of agricultural property market, in particular agricultural land. After entering of Poland into EU (2004) it was entered prohibition on the sale of earth of the agricultural setting to the foreigners for a term of 12 years. On completion of this period amendments were accepted to Law of Poland "On forming systems of agriculture", in accordance with that there is a foreigner that expressed a desire to purchase lot land of the agricultural setting be under an obligation to lead to the presence of close connections with the Polish state; a right is on a permanent residence; to give reasonable explanations, in what method will use lot land; source of capital investments; to provide information about money for acquisition of area; to get permission of Ministry of internal affairs of Poland on the purchase of lot land and others like that. The legislation of Poland does not contain the line of prohibition on acquisition of earth foreigners, but present requirements to the customers-foreigners do such agreements too burdensome and difficult.

Table 1. Limitation of agricultural lands is in property in different countries

Country	Minimum area of land in property on a law	Maximal area of land in property on a law
Bulgaria	does not exist	30 hectare
Ukraine	does not exist	100 hectare
Hungary	does not exist	300 hectare
Poland	1 hectare	300 hectare, and with an inheritance to 500 hectare
Denmark	does not exist	150 hectare
Germany	1 hectare	400-500 hectare depending on the terms of federal earth

* generalized by an author

If to examine, as an example country that gets along at state land fully correctly, then it is possible Germany. In this country a simple model operates on the purchase-sale of land of the agricultural setting. Except for a sale to the persons that does not engage in the conduct of agriculture. Politics in relation to reformation of earth is sent to development of farms. Basic principles of adjusting of turnover of earth of the rural setting are: maintenance and expansion of present land- tenure; property of one person and non-admission of monopolization of separate players have prevention of concentration of area of land; guaranteeing of right for the purchase of land only to the commodity producers (to the farmers).

Government control of market of land takes place through the special public institution - Department from a management and realization of land. The task of that is: providing of privatizing of earth of the agricultural setting of public domain and distribution of rights on land. In Germany there are not the regulated requirements to the customers of lot lands in particular and to the foreigners. However, under the Law "On measures in relation to the improvement of agricultural structures and forestry associations" person that intends to purchase of the agricultural land setting by an area over one hectare, be under an obligation to get the special permission from local authorities.

More than 53 % territories of this country are used as agricultural lands (19,1 millions hectare). From them about 50 % (9,4 millions hectare) classified as less safe for growing of agricultural cultures. The middle productivity of cereal in worst on terms districts presents 50-60, in the best are 100 metric centers' from a hectare. Almost 100 % agricultural land are in a peculiar. The middle area of landownership private persons presents 20 hectares. About 70 % agricultural land is in a lease. It is related to that the cost of land in Germany is very high (20 -25 thousand euro for a one hectare) and to buy it for growing of agricultural produce is an unprofitable and economically not advantageous measure. Therefore motion of agricultural land at the market is very subzero. The middle term of action of contract of tenancy presents 12 years although a tendency is in recent year marked to reduction of terms of lease.

In comparing to Ukraine, Germany has mainly shallow after an area economies. A middle size presents 50-60 hectares. A size of large economies is 400-500 hectares. If an economy is specialized on growing of one culture her size can present 5-6 hectares only [6].

Table 2. Indicators of the agricultural land market in different countries

Country	Tax on sales of agriculture Hand. (%)	The price of agricultural land, (\$/hectare)	Market type	Employment in the agro-industrial complex (%)	Private property land. (%)	Share of agro-industrial complex in gross GDP (%)	Share of the area for natural persons, (hectare)
Romania		6 150	Open with limited	29	94	5,4	100
Poland	2-5	10 300	Open with limited	17	81	3,2	500
Germany	3,5	32300	Open	1,3	49	0,7	Minimal 2
North America		10 200	Open	1,6	44.3	1,4	
Brazil	Do 20	6 850	Open with limited	14,5	67	5.6	5-100 in different states

*generalized by an author

Conclusions. From the economic point of view, input of market of agricultural land - it first of all increase of economic activity, leaking in of additional funds in an economy, consequently increase of gross cost of product, improvement of economic situation on the whole. If will enter the market of earth, it will give an opportunity to pass lot land in a mortgage for providing of obligations from a credit. And on the whole - substantially will increase crediting of agro industrial complex with corresponding economic consequences. One of the options for solving the problem should be the system of financing agriculture using mortgage lending and the proper place in it land mortgages.

By the powerful source of bringing in of money in an agricultural production, including with the use of mortgage, there is the bank crediting. On the whole, there is a reasonable confidence, that a system input in Ukraine of market turnover of earth of the agricultural setting on the basis of favourable economic environment with the use of the best world experience will create necessary terms for economic and landed relations with the aim of prevention of abuses and trenching upon agrarian property, establishment of the real cost of Ukrainian black earth, just rent and self-weighted taxation, rational land-tenure, recreation of fertility of soils and maintenance of earth [4].

Fundamental position of state support of development agrarian to the sector of economy and rural territories must be the maximal use of possibilities, that is envisaged by international obligations under the Agreement on the entry of Ukraine to World organization of trade (WTO), that envisaged limitation of direct support only on such called directions of "yellow small box" in volumes not more than 609 million \$ (and it on a today's course is almost 18 milliards of hryvnya), there in addition no more 5 % of gross products of agriculture on every her kind. Moreover, the requirements of WTO do not limit the volumes of state support of the so-called "green box", where charges belong on the guard of earth, maintenance of fertility of soils, support of agrarian science, plant protection, antiepizootic measures, training of human resource, social domestic arrangement of rural territories and all that [3].

In society slowly, but an idea is formed about the necessity of those or other changes for land- tenure. worked out already projects of laws and models of the landed transformations, that have a right

on existence, discussion and decision. Time is obviously needed yet in an order finally to form the only concerted idea and mechanism of start of market of earth on the generally accepted principles in Ukraine.

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