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EUROPEAN COMMISSION FOR DEMOCRACY THROUGH LAW
(VENICE COMMISSION)

ALBANIA

LAW

No. 9948, dated 7/07/2008

**ON THE REVIEW OF LEGAL VALIDITY
FOR THE CREATION OF OWNERSHIP TITLES
ON AGRICULTURAL LAND**

**Translation provided by the authorities of Albania*

LAW**No. 9948, dated 7.7.2008****ON THE REVIEW OF LEGAL VALIDITY FOR THE CREATION OF OWNERSHIP
TITLES ON AGRICULTURAL LAND¹**

(Amended with law no. 10136, dated 11.5.2009; normative act no. 5, dated 30.09.2009; law no. 58/2012, dated 17.5.2012; law no. 176/2013, dated 16.12.2013; law no. 172/2014, dated 18.12.2014; law no. 62/2016, dated 2.6.2016, nor. 99/2017, dated 9.11.2017, no. 10/2019, dated 26.2.2019)

(Amended 2019)

Pursuant to articles 78 and 83, paragraph 1 of the Constitution upon the proposal of the Council of Ministers,

**THE ASSEMBLY
OF THE REPUBLIC OF ALBANIA****DECIDED:****ARTICLE 1****Purpose**

This law aims at stipulating:

- a) The review of the legal validity of the ownership titles on the agricultural land;
- b) The state structures in charge of reviewing the legal validity of the creation of the ownership titles on the agricultural land, under the ownership of the national natural or legal persons as well as the duties and the responsibilities of these structures.

CHAPTER I**CREATION OF THE OWNERSHIP TITLES ON AGRICULTURAL LAND****Article 2****Object of the legal validity of the land under ownership**

(Added letter "ç" with law no.58/2012, dated 17.5.2012)

1. The titles of the private ownership on the land have legal validity when they are created at:

¹ Law no. 9948, dated 7.7.2008 has been published at the Official Journal no. 122/2008
Law no. 10136, dated 11.5.2009 has been published at the Official Journal no. 86/2009
Normative Act no.5, dated 30.09.2009 has been published at the Official Journal no.143/2009
Law no. 58/2012, dated 17.5.2012 has been published at the Official Journal no. 66/2012
Law no. 176/2013, dated 16.12.2013 has been published at the Official Journal no. 209/2013
Law no. 172/2014, dated 18.12.2014 has been published at the Official Journal no. 203/2014
Law no. 62/2016, dated 2.6.2016 has been published at the Official Journal no. 115/2016
Law no. 99/2017, dated 9.11.2017 has been published at the Official Journal no. 200, on November 20, 2017
Law no. 10/2019, dated 26.2.2019 has been published at the Official Journal no. 33, on March 18, 2019

- a) The surfaces which on 1.6.1991 were at the cadastral registers, under the index “Agricultural land” and which were included in the territories administered by the former agricultural cooperatives until the entry into force of law no. 7501, dated 19.7.1991 “On the land”, as amended;
 - b) The other surfaces of the agricultural lands, administered by the former agricultural enterprises and the other state institutions, transferred for to be divided for the villages of the former agricultural cooperatives only upon the approval of the Minister of Agriculture and Food, until the entry into force of law no. 8337, dated 30.4.1998 “On the transfer to ownership of the agricultural land, forests, meadows and pastures”;
 - c) The surfaces of the agricultural plots of land of the former AEs, according to the provisions stipulated in law no. 8053, dated 21.12.1995, “On the transfer to ownership, without a reward, of the agricultural land”;
 - d) The surfaces stipulated in decision no.306, dated 30.6.1994 of the Council of Ministers “On the measures that will be taken for the areas flooded due to the construction of the Hydroelectric Power Stations (HEC) in the district of Kukes, Has, Tropoja and Puka”.
2. The ownership titles in all the other surfaces, which on 1.8.1991 were not in the cadastral registers, under the index “Agricultural land”, such as forests, meadows, pastures, forests and other surfaces of the non-agricultural land, do not have legal validity despite the approval of the amendments and the transfer of these indexes to agricultural land after this date.

Article 3

Criteria on the legal validity of the ownership titles

(Amended with law no. 58/2012, dated 17.5.2012)

1. The subjects benefiting the agricultural land under ownership as well as the ownership titles on the agricultural land are the local natural or legal persons.
2. The ownership titles on the agricultural land are valid only when they are created in compliance with:
 - a) The criteria stipulated in law no. 8053, dated 21.2.1995 “On the transfer to ownership without a reward of the agricultural land”, as amended, as well as in law no. 57/2012 “On the termination of the process of the transfer to the ownership of the beneficiaries of the agricultural land of the former agricultural enterprises”;
 - b) The criteria stipulated in decision no. 255, dated 2.8.1991 of the Council of Ministers “On the criteria of separating the agricultural land”, as amended;
 - c) Decision no. 306, dated 30.6.1994 of the Council of Ministers “On the measures that will be taken for the areas flooded due to the construction of the HECs in the districts of Kukes, Has, Tropoja and Puka”, or

- d) Decision no. 413, dated 27.7.2000 of the Council of Ministers “On the treatment of the problems raised by the families whose plots of lands have been flooded due to the reservoirs of the HEC of Fierza”.

Article 4

Procedures and documentation of the ownership title

(The phrase at the third paragraph was repealed with law no. 58/2012, dated 15.5.2012)

The provision of the agricultural land to ownership shall be realized and certified only through the base unique document which is the “act of getting the land under ownership”.

“The act of getting the land under ownership” is valid only when it is created according to the procedures stipulated in decision no.230, dated 22.7.1991, of the Council of Ministers “on the establishment of the commissions of land” as amended as well as in instruction no. 2, dated 2.8.1991, of the Council of Ministers “On the functioning of the land commissions in districts and villages”.

The ownership titles on the agricultural lands of the former agricultural enterprises are valid only when they are established according to the provisions of law no. 8053, dated 21.12.1995 “On the transfer, without a reward of the agricultural land”.

CHAPTER II

DUTIES AND RESPONSIBILITIES OF STATE STRUCTURES OF EXAMINING LEGAL REVIEW OF PROVIDING THE LAND TO OWNERSHIP

Article 5

Land Governmental Commission (LGC)

(The first sentence has been changed with the normative act no. 5, dated 30.9.2009)

The LGC has the following duties and responsibilities:

1. It shall lead and supervise the activity of the local commission of ownership titles evaluation (LC) through:
 - a) The decisions that are made in the meeting;
 - b) The acts that are prepared by the secretariat of the LGC;
 - c) The controls that are being carried out by the LCs;
 - d) Getting the information on the allocation of the land by different state structures as well as by different nationals;
 - e) The examination of the complaints of the decisions made by the LCs.
2. It shall make decisions for the solution of the territorial conflicts through the districts for the borders of the cadastral index of the agricultural land.
3. It shall review the progress of the verification by the LCs for the implementation of the acts issued during the period of carrying out the land reform by the Ministry of Agriculture, Food and Consumer’s Protection, on the transfers or the changes of the agricultural land surface from one district to the other, from one commune and/or

municipality to the other, from one village to the other and the other changes of the land planned for allocation.

4. It shall, in a meeting or between two meetings, require reporting and information from the directors of the LCs and the Technical Secretariat on the progress of the verification of the implementation of the provisions for the allocation of the agricultural land and at the end of their examination, it shall issue the respective decisions.
5. The LGC shall propose to the senior bodies the issuance of the disciplinary and administrative measures towards the heads of the local governance bodies and the other state structures, whose activity is related to the establishment of the ownership titles on the land, in any case, when they notice the failure to comply with the obligations stipulated in this law and in the other relevant sublegal acts.

Article 7

Local commission of ownership titles evaluation (LC)

1. The LC shall be established attached to the prefect of each district and shall be managed by the director of the LC under the authority and the direct subordination of the prefect.
2. The LC shall manage the entire activity on the examination of the validity of the ownership titles creation on the agricultural land, under the jurisdiction of the prefecture through:
 - a) The examinations and the verification of the complaints, requirements, information that is submitted by the nationals and the state structures, whose activity is related to the ownership with the agricultural land;
 - b) The direct controls exercised with their own initiative on the activity and the actions carried out by the former commission of land, of all levels in the process of dividing the land. These controls shall be carried out complete in the surfaces of the former AEs and of the development zone prioritizing tourism, stipulated according law no. 7665, dated 21.1.1993 "On the development of the zones prioritizing tourism", as amended and the relevant sublegal acts;
 - c) The decisions made in the meetings that are convened and chaired by the prefect;
 - d) The implementation of the tasks and the decisions of the LGCs.

Article 8

Duties and responsibilities of the LCs

(Letter "c" paragraph 1, paragraph 6 are repealed with law no. 58/2012, dated 17.5.2012)

The LC has the following duties and responsibilities:

1. It shall solve the disputes:
 - a) On the agricultural land borders, among the zones within the district;
 - b) On the agricultural land borders among the villages (subjects) which used to be in the composition of the same former agricultural enterprise. The decision shall be

- notified to the communes and/or municipalities under the jurisdiction where these villages are;
- c) Repealed;
 - d) The examination of the disputes shall be made upon the request of the parties or the initiative of the LC.
2. It shall take the relevant decisions on any dispute or conflict among the natural or legal persons on the legal basis of the ownership titles on the agricultural land.
When the subject of the conflict among the parties result to be in the cadastral zones, where the land registration has been carried out, in the capacity of the immovable property, and this registration has been taken over by the local office of immovable property registration (LOIPR) and when the 90-day time limit for the notification of the results of the initial registration of the immovable properties has finished, the decision of the LC shall be sent to the LOIPR of the district to be processed, to the administration section for information and identification as well as to land protection in the district (SAMT).
 3. It shall control the documents and the activity of the land commissions of the communes and/or municipalities for the implementation of the legal provisions for the allocation of land during the process for the examination of the disputes and conflicts according to paragraphs 1 and 2 of this article and at the end of this control shall take the relevant decisions for the necessary corrections, the full or partial repeal of this documentation and the creation of the new documentation based on the criteria stipulated in this law.
 4. It shall send to the section of land administration and protection (SAMT) of the district the authorization on the issuance of the acts of getting the land under the ownership, according to the new legal documentation that has been created. The procedures on the creation of the acts of getting the land under ownership which come as a consequence of the corrections that have been made, according to the legal provisions, shall be stipulated upon the decision of the Council of Ministers.
 5. It shall examine directly and shall take decisions on conflicts and disputes among the parties, when the reexamination has been rendered in administrative ways upon the final decision of the judicial bodies. In this case, the decision of the LC is final. The appeal against this decision may be submitted with the court which exercises the activity under the jurisdiction of the area where the agricultural land under dispute is.
 6. Repealed.
 7. It shall require from the chairpersons of the communes and/or municipalities, in the capacity of the former chairpersons of the land commissions, from the former chairpersons of the land commissions in the villages, from the SAMTs in the council of the district, LOIPRs of the district and the regional offices of the NAPC, documents and information on the activity and the actions carried out during the period of land allocation.
 8. It shall report periodically, with the CLC on the fulfillment of the obligations stipulated in this law and its relevant sublegal acts.

Article 9

Decisions of the LC on illegal ownership titles*(Amended with law no.58/2012, dated 17.5.2012)*

1. When during the verification of the documentation it is found that the ownership title on the agricultural land has been issued in contradiction with the provisions stipulated in articles 2, 3 and 4 of this law, the LC shall take the decision on the full or partial invalidity of the ownership title.
2. When the partial invalidity is caused due to the failure to comply with the norm per capita of the village and the agricultural land is still in the name of the first holder of the ownership title, before the decision on partial invalidity, the additional surface shall be offered to this subject towards the payment which calculated according to the map of the land of the NAPL approved upon the decision of the Council of Ministers. The surface shall not go beyond 10% of the surface that belongs to the subjects referring to the norms per capita of the village.
3. When the additional surface in the Act of Getting the Property under Ownership (AGPO) exceeds 10% of the pertaining surface and the holder of the title has made the payment for the legalization of the offered title, according to paragraph 2 of this article, the LC shall take a decision on the invalidity, only for the surface that is more than 10%. When the holder of the title refuses the payment, then the LC shall take a decision on the invalidity.
4. The procedures for the notification and the payment mode of the financial obligation shall be stipulated upon the decision of the Council of Ministers.
5. The decisions of the full or partial invalidity shall be treated according to article 10 of this law, apart from the case treated in paragraph 2 of this article.
6. When the holder of the first ownership title on the agricultural land, issued in contradiction to the law, does not possess the land fully or partially anymore, as a consequence of a transaction or expropriation for the public interest, thus shall carry out the payment of this land for the relevant surface of the sold land, whose value is calculated:
 - a) According to the methodology on land evaluation, stipulated upon the decision of the Council of Ministers, for the alternated surfaces as a result of the transaction;
 - b) The compensated value for the alternated surfaces as a result of the expropriation for the public interest.The decision of the LC shall be taken after the first holder of the illegal ownership title is informed and it shall be communicated to them within 8 days. The decision shall, apart from the declaration of invalidity, contain the obligation to pay the land value.
7. The incomes that are created by the payment of the calculated value of the land shall be provided to the Agency for the Restoration and Compensation of Properties to be used for the financial compensation of the owners.

Article 9/1

Appeal of decisions of the LCs

(Added with law no. 58/2012, dated 17.5.2012)

1. The decisions of the LCs for the correction, completion and the reconfirmation of the AGPO, within 7 days from the decision-making, shall be notified to the interested subject, to the respective commune/municipality as well as to the Technical Secretariat of the CLC.
2. The interested subject and the commune/municipality, within 30 days from the moment of being informed on the decision of the LC, are entitled to file an appeal against this decision with the CLC, submitting it with the LC. The LC shall transmit the decision to the Technical Secretariat within 3 days from the moment of its submission, accompanied with the relevant file.
3. When interested subject and the relevant commune/municipality do not submit an appeal, according to the time limits provided for in paragraph 2 of this article, and the Technical Secretariat, within the same period of time, has not informed the local commission about any irregularities of the decision, then after the expiration of the 30-day time limit, from the last date of informing each of the interested subjects, the commune/municipality and the Technical Secretariat, the local commission makes the decision final.
4. When the interested subject and the commune/municipality do not submit an appeal according to the time limits provided for at paragraph 2 of this article, but the Technical Secretariat does not find the decision of the LC in compliance with the law, then the Technical Secretariat shall, within 30 days from the moment of being informed, ask the CLC the repeal or the correction of this decision. The Technical Secretariat shall inform the LC on this request. In this case, the LC does not make the decision final, but it notifies the interested subject or the commune/municipality on the request that the Technical Secretariat has submitted with the CLC. The CLC shall take a decision within 30 days from the receipt of the request of the Technical Secretariat.
5. When the interested subject or the commune/municipality have submitted an appeal with the LC according to paragraph 2 of this article, then the Technical Secretariat shall within 30 days from the receipt of the appeal submit it with the CLC through an explanatory report on the correctness and legality of the decision of the LC, submitting concrete suggestions for the solution of the appeal. The CLC shall take the decision within 30 days from the receipt of the appeal.
6. After the examination of the appeal, the CLC shall decide:
 - a) To uphold the decision of the LC and to reject the appeal, in the cases when the decision of the LC is in compliance with the law; or
 - b) To accept the appeal, to repeal the decision and to solve it on merits; or
 - c) To accept the appeal, to repeal the decision and to submit it for reexamination with the LC, identifying the relevant irregularities.
7. An appeal against the decision may be filed with the court according to the time limits and the rules on the examination of the administrative disputes.

8. More comprehensive rules on the action mode of the Technical Secretariat as well on the review of the appeal by the CLC shall be stipulated upon the decision of the Council of Ministers.

Article 9/2

Entry into force of the decisions of the LCs

(Added with law no. 58/2012, dated 17.5.2012)

Upon the expiration of the time limit of the appeal stipulated in paragraph 2 of article 9/1 as well as the cases when the CLC decides to uphold the decision of the LC and to reject the appeal, the decision of the LC shall enter into force.

Article 10

Procedures on ownership titles established in contradiction to the law

(Amended with law no. 58/2012, dated 17.5.2012)

1. When, during the verification of the documentation and of the respective decisions of the land commissions, the LC notices that the creation of the ownership title on the land is issued in contradiction with the provisions stipulated in articles 2, 3 and 4 of this law and with its decisions taking according to article 8, paragraphs 2 and 3, and article 9, paragraphs 3 and 6 of this law, it shall submit with the court of the judicial district a request on the annulment of the administrative acts, the Act of Getting Land under Ownership.
2. The request shall be submitted with the relevant subject by the prefect of the district within 7 days from the date of the notification of the decision on the illegality of the ownership act on the agricultural land. The object of the prefect's request is the declaration of the invalidity of the Act of Getting Land under Ownership, its repeal and restoration of the property to the state ownership, when it has altered it or it has been expropriated for the public interest.
3. The court shall review the prefect's request within 60 days summoning to the judicial process the State Advocate, too.

Article 10/1

Exemption from fee

(Added with law no. 58/2012, dated 17.5.2012)

The LCs shall be excluded from the obligation to pay the court fees as well as for the actions of the services that are carried out by the judicial administration, the prosecution office and the judicial bailiffs.

Article 11

The composition, the functioning mode as well as the duties and responsibilities of the CLCs of the technical secretariat and LC, shall, apart from what is stipulated in this law, be regulated upon the decision of the Council of Ministers.

CHAPTER III SANCTIONS

Article 12

Dismissal of land occupation

(Repealed with law no. 58/2012, dated 17.5.2012)

Article 13

Administrative contraventions

(Amended with law no. 58/2012, dated 17.5.2012)

1. Pursuant to this law, when the following contraventions do not constitute a criminal offence, they constitute an administrative contravention:
 - a) The provision of the ownership titles in contradiction with the criteria stipulated in article 3 of this law;
 - b) The provision of the ownership title for a surface that on 1.8.1991 did not result to be in the cadastral registers under the index "Agricultural land", according to the stipulation of article 2 of this law;
 - c) The failure to submit the documentation of the allocation of land SAMT (with the cadastral office) of the district, stipulated in paragraph 2 of article 17 of this law;
 - d) Omission in meeting the obligations stipulated in paragraph 7 of article 8 of this law.
2. The LC shall render a fine from 5 000 up to 50 000 ALL for the administrative contravention stipulated in paragraph 1 of this article:
 - a) Against the natural and legal persons and the state structures responsible for the allocation of the land, which have caused the administrative contravention, according to letters a, b and c of paragraph 1 of this article;
 - b) Against all the subjects stipulated in paragraph 7 of article 8 of this law.
The decision on the administrative contravention and the rendering of a fine shall be signed by the director of the LC.

Article 14

Appeal

The offender may within 5 days from the moment of taking the decision on the rendering of the fine by the director of the LC file an appeal in writing with the prefect, who review the appeal and within 10 days notify the appealing subject.

The appealing subject may within 30 days address to the court of the judicial court of the district against the decision of the prefect.

The execution of the decisions shall be carried out according to the procedures stipulated in law no. 7697, dated 7.4.1993, "On administrative contraventions", as amended.

Article 15

(The first sentence has been amended with law no. 58/2012, dated 17.5.2012)

The LCs shall:

1. File a criminal denouncement with the justice bodies against abuse with office and abuse with the land, which has caused a serious damage against the state interests or against the nationals, or against the natural or legal persons and state structures, which have allocated the land, when, they identify:
 - a) The allocation of the ownership titles ("act of getting the land under ownership") over other surfaces which are not the object of this law, stipulated in article 2 of this law;
 - b) The allocation of the ownership titles ("act of getting the land under ownership") to the persons who do not meet the criteria of being treated with land or who are in contradiction with the criteria stipulated in this law;
 - c) Certifications and statements with incorrect, false or falsified information on being equipped with agricultural land or not for natural or legal persons;
2. File a criminal denouncement with the justice bodies against the natural or legal persons who have occupied in any way the agricultural land in the ownership of other people or in the state ownership and have hampered the execution of the decisions, final executive title of the LC stipulated in article 12 of this law.

CHAPTER IV

TRANSITORY AND FINAL PROVISIONS

Article 16

(Paragraph 3 added with law no. 58/2012, dated 17.5.2012)

The Council of Ministers shall be responsible for:

1. Issuing sublegal acts pursuant to articles 8, 9 and 11 of this law;
2. Planning the annual funding, as a special index of the expenses for the prefectures, the Ministry of Agriculture, Food and Consumer Protection and the state structures established with this law.
3. Issuing the sublegal acts within 2 months from the entry into force of this law, based on the principle of transparency and internal administrative control to determine:
 - a) The duties, responsibilities and the procedures for the final determination of the users of the agricultural land in the villages of the former agricultural cooperative, in the communes or municipalities, where the commission for the allocation of the agricultural land has not met the acts of getting the land in ownership. The process shall ensure full transparency, control and possibility to identify the falsehood at any time;

- b) The documentation that the interested subject shall submit as well as the documentation and the information that shall be required and controlled by the chairperson of the commune or the mayor of the municipality in compliance with the request that the beneficiary shall be the legal subject to be treated with agricultural land under ownership, according to law no. 7501, dated 19.7.1991 “On the land”;
- c) The institutions where the completion of the requirements provided for in paragraph 1/1 of article 17 of this law is required, the procedures and the detailed rules of cooperation as well as the time limits of the communication with these institutions;
- d) The form of the final document of ownership and the mode of preserving and transmitting it with the institutions that lead and control the process until it is sent to be registered with the LOIPR.

Article 17

(Amended with law no. 58/2012, dated 17.5.2012, law no. 172/2014 dated 18.12.2014; law no. 62/2016, dated 2.6.2016; the second point of letter “e” 1/1 amended with law no. 99/2017, dated 9/11/2017; amended letter “c”, a paragraph is added after the third paragraph and the second sentence of letter “e” has been reworded with law no. 10/2019, dated 26.2.2019)

1. The procedure for the allocation of the agricultural land under ownership, according to the provisions of law no. 7501, dated 19.7.1991 “On the land”, as amended, the reallocation of the land according to article 5 of law no. 8312, dated 26.3.1998 “On the unallocated agricultural lands”, as well as the establishment of the ownership titles on the agricultural land shall finish on the date when this law enters into force, except for the cases provided for in paragraphs, 3, 4, 5 of article 8 of this law.
1/1. The chairperson of the commune or the mayor of the municipality shall be responsible for – in the cases when the commission for the land allocation has not executed in the acts on getting the agricultural land under ownership, in the villages of the former agricultural cooperatives, executing them for the agricultural families or the individuals who are legal subjects of the treatment with agricultural land in ownership, according to law no. 7501, dated 19.7.1991 “On the land”, who actually use the agricultural land pursuant to the following rules:
 - a) The AGLO is not executed when:
 - i) The agricultural land results to be registered in the immovable property register of the Office of Immoveable Property Registration as private property;
 - ii) The agricultural land results to be included in the process of legalizations, according to law no. 9482, dated 3.4.2006 “On the legalization, urbanization and integration of the constructions without a permit”, as amended;

- iii) The agricultural land has been allocated through the AGLO issued until 15.8.2008 by the commission of land allocation, despite the fact if it is registered or not in the register of immovable properties;
 - iv) The agricultural land is the object of a judicial conflict and the commune or the municipality is informed by the court;
 - v) The agricultural land upon the decision of the Council of Ministers, has been transferred to the fund of physical compensation and is available for the Agency or property restoration and compensation.
- b) The institution in charge of issuing the AGLO does not provide the ownership document when it has not received an official reply from all the institutions responsible according to the request stipulated in the subdivisions i and ii of paragraph 1/1 letter “a” of this article. The evaluation shall be made on the date of drafting the answer by the respective institution.
- c) The factual users of the agricultural land, according to this law, shall be considered the agricultural families or the individuals who have been residents of the commune or municipality on 1.8.1991, who have not been provided with the act of getting the land under ownership or use and actually are still using this agricultural land;
- d) The chairpersons of the villages, their offices, the chairperson of the commune/municipality and their administration identify, determine and specify who are the users of the agricultural land, its location, surface and the borders for each user.

The specification of the users of the agricultural land for each village in the commune/municipality shall be carried out upon the decision of the communal/municipal council taken in compliance with paragraph 4 of article 33 of law 8652, dated 31.7.2000 “On the organization and functioning of the local governance”, as amended, which constitute the final administrative act on the specification of the agricultural land users for each village.

The act of getting the land under ownership shall in no way carried out for the agricultural families or individuals who do not result to be in the above decision of the council of the commune or municipality. The persons identified as users according to the procedure and the amount of the above-mentioned surface shall be equipped with the act of getting the land in ownership only if they meet the conditions, criteria and the procedures stipulated in this law.

The users of the agricultural land in the villages of the former agricultural cooperatives, who possess agricultural land in use, pursuant to paragraph 3 decision no. 255 dated 2.8.1991 of the Council of Ministers “On the criteria of agricultural land allocation” as amended, registered in the act of getting their property in ownership shall benefit the agricultural land in ownership according to the stipulation of paragraph 2 of this decision without exceeding the norm per capita applied by the commission for the allocation of land in the respective village.

- e) The chairperson of the commune/village shall be in charge of carrying out the procedures for the provision of the subjects with the acts of getting the land under ownership according to the requirements, criteria and the conditions stipulated in this law. This procedure shall start only after:
- i) The decision of the communal/municipal council has been taken stipulating the users of the agricultural land;
 - ii) The decision of the communal/municipal council is transmitted officially to the institutions which deal with the management and the control of the process for the verification of the legal validity of the creation of the ownership titles over the agricultural land, such as:
 - The Governmental Commission of Land and the Technical Secretariat attached to it;
 - The local commission for the verification of the ownership titles attached to the prefect of the district;
 - The directorate for the administration and protection of land attached to the council of the district;
 - The agency for property restoration and compensation.
- f) When the agricultural families or the individuals do not accept to get the AGLO, a record is kept on the refusal of land. This action shall be carried out after the procedures for the notification are carried out according to the Administrative Procedure Code.
- g) The chairperson of the local governance unit shall report every two months on the progress of the completion of this process and upon its completion they report with the prefect of the district. The time limit to fill in the AGLO shall finish on 31.12.2019. when the local governance units fail to finalize the procedures to equip the subjects with the acts of getting the agricultural land under ownership, within this time limit and in compliance with the criteria provided for in this law, the beneficiaries, according to this law, are entitled to address to the court. When the subject applies and the court finds that the local governance until bodies have not provided the relevant subject with the act for getting the land under ownership, as the result of breaching the provisions of this law and the sublegal acts issued pursuant to it, the court shall decide the administrative sentence with a fine against these bodies in the measure from 50 000 – 100 000 ALL in compliance with the law that regulates the administrative contraventions.
2. On the date when this law enters into force, the land commissions, established based on article 7 of law no. 7501 “On the land”, as amended, finish their functioning and activity for the allocation of the land.
These commissions submit all the existing documentation of land allocation with the SAMT in the district.
3. All the complaints and the requests in writing of the natural and legal persons which have been made and registered with the land commissions of the communes and/or municipalities and the land commission of the land of the council of the districts for which the procedures of examination and relevant decision-making have not finished,

shall be transferred to the LC with a record within two months from the entry into force of this law.

Article 18

The verification of the ownership titles, according to the provisions of this law shall finish on 31.12.2019.

Article 18/1

(added with law no. 10136, dated 11.5.2009)

The time limit stipulated in paragraph 6 of article 8 shall be postponed for 6 months from the date when this law enters into force.

Article 19

(Added with law no.172/2014, dated 18.12.2014)

The decisions of the councils of the communes/municipalities and the documentation of ownership over the agricultural land filled in pursuant to the stipulations of law no. 9948 dated 7.7.2008 “On the examination of the legal validity of the creation of ownership titles over the agricultural land”, as amended in the period from December 31,2013 until the date when this law enters into force shall be considered as valid.

Transitory provision

(Approved with law no. 10/2019, dated 26.2.2019)

The pending and the finalized practices until January 1, 2019, as well as the applications submitted until the date of the entry into force of this law shall be considered valid.

Article 19

This law enters into force 15 days after the publication in the Official Journal.

Announced with decree no. 5826, dated 29.7.2008 of the President of the Republic of Albania, Bamir Topi.