

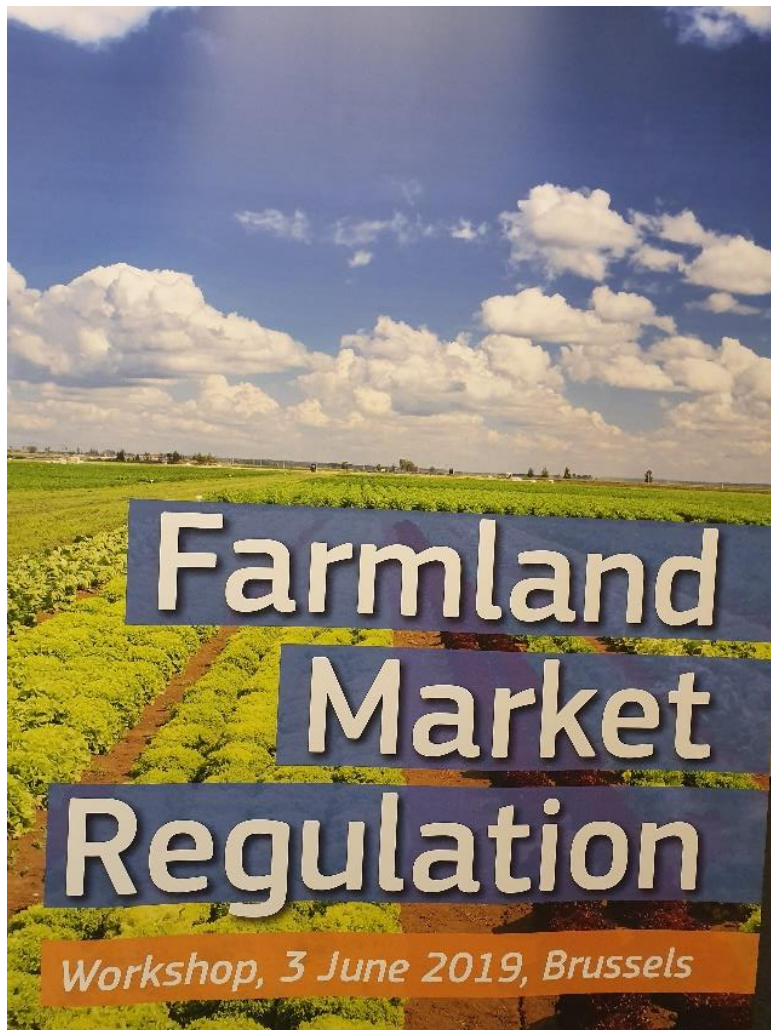


# **Civil Dialogue Group CAP**

## **Workshop on land market regulation Information**

**Dr. Thomas Wiedmann**

**DG Financial Stability, Financial Services and Capital Market Union**



***Why a  
workshop?***

***Agenda and key  
points of  
discussions***

***Conclusions***





# Farmland -

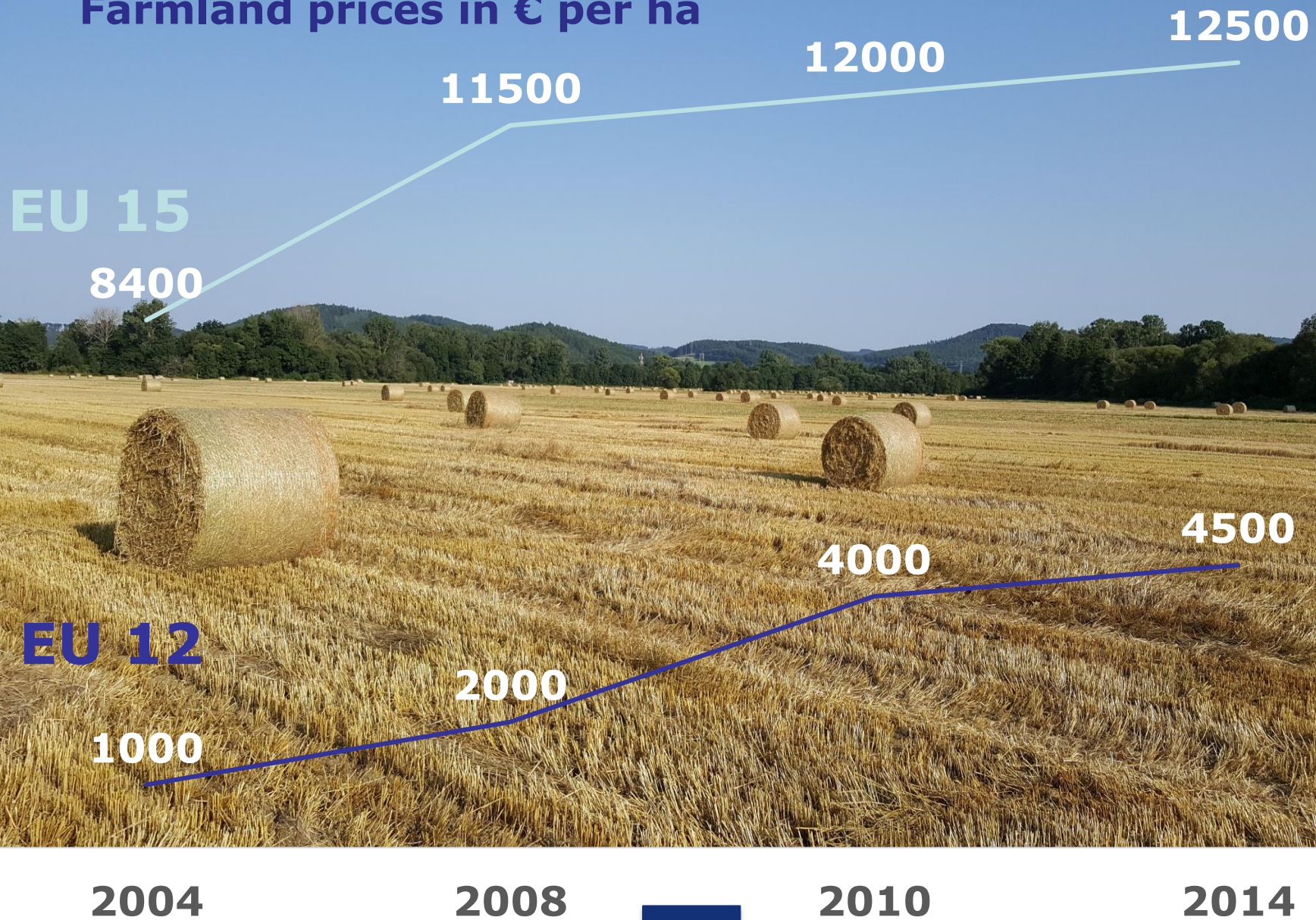
## Scarce and precious asset – high on the agenda







## Farmland prices in € per ha







# Concerns of excessive land speculation







**Every year: an area  
larger than Berlin**

**Farmland lost to urban sprawl  
and transport infrastructure**



# Concerns about land concentration

- *„In 2013, 3 % of farms controlled more than 50 % of farmland in Europe“*

*Source: EP Resolution of 27.4.2017 on the state of play of farmland concentration in Europe*

- *Reason for many concerns, including: large-scale farming leads to **monoculture** and the inherent risks for environment, soil quality, employment and rural development*



# Land laws restricting the sale of land

- *Prior authorisation*
- *Priority to farmers*
- *Price controls – acquisition caps*

**As from 2013, new wave of land market regulations, especially in Central and Eastern Europe**





# Commission challenged the new laws

- *Valid objectives*
- *However, some rules are discriminatory and overly restrictive on EU fundamental freedoms*
- *legal action as from 2015*





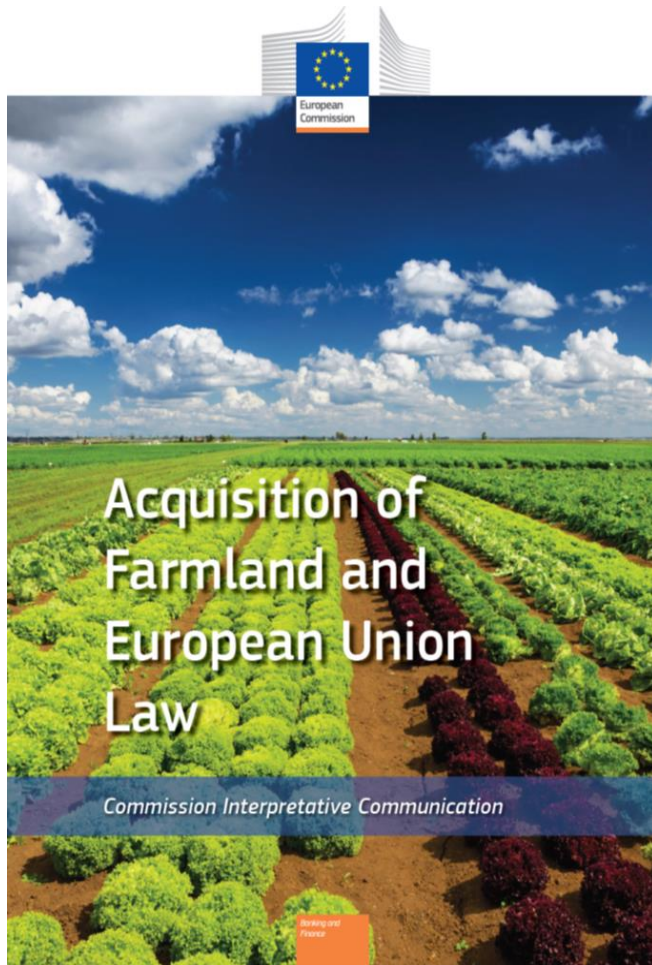
# Concerns in European Parliament



*"State of play of farmland concentration in the EU – how to facilitate access to land for farmers"*  
*(Resolution of 27.4.2017)*

Call for **guidance** on how to regulate farmland markets in line with EU law





*1) Applicable EU law*

*2) Jurisprudence*

*3) Conclusions for land market regulations*

**Adoption:  
12 October 2017**





# **Applicable EU law**

## **- Free movement of capital applies (Article 63 TFEU)**

- **Freedom of investment**
- **No restrictions (except in the public interest)**
- **No discrimination against foreigners**



# Objective of the workshop



- *to discuss challenges for farmland markets*
- *to support MS in regulating the farmland markets in line with EU law*



# Agenda and key points of discussions



***The CAP and farmland markets***

***„Share deals“- new challenges for the farmland markets?***

***How to monitor the markets?***

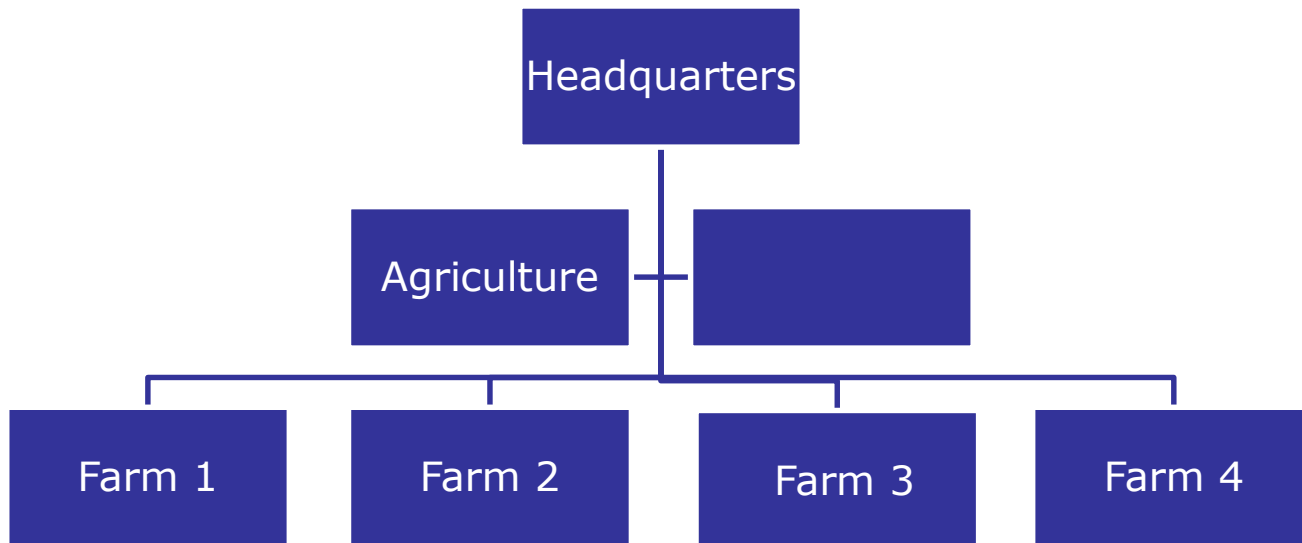


# The CAP and farmland markets





# „Share deals“ – new challenges?



# How to monitor the land markets?





# Conclusions



- *Farmland markets need special regulation*
- *Impact of the CAP and „share deals“ require further attention*
- *Need for more data on land markets*

- *More information will be published soon*

