



Land tenure and stewardship

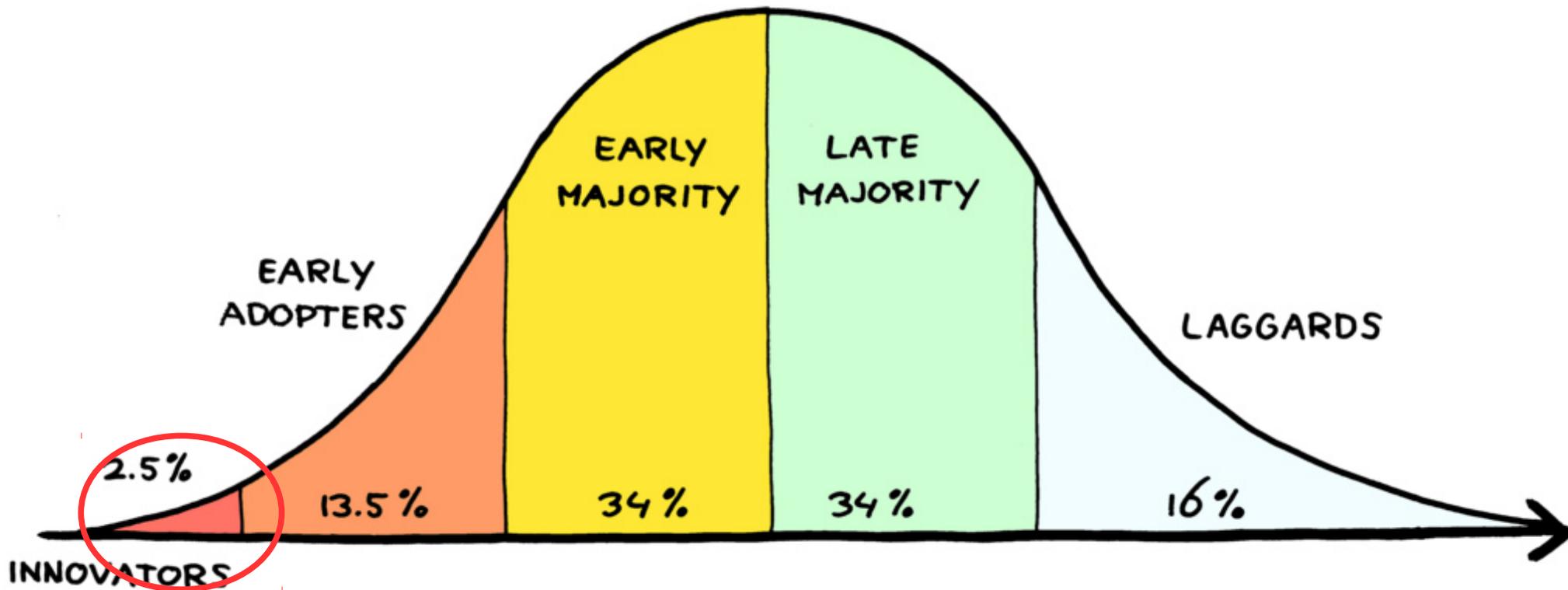
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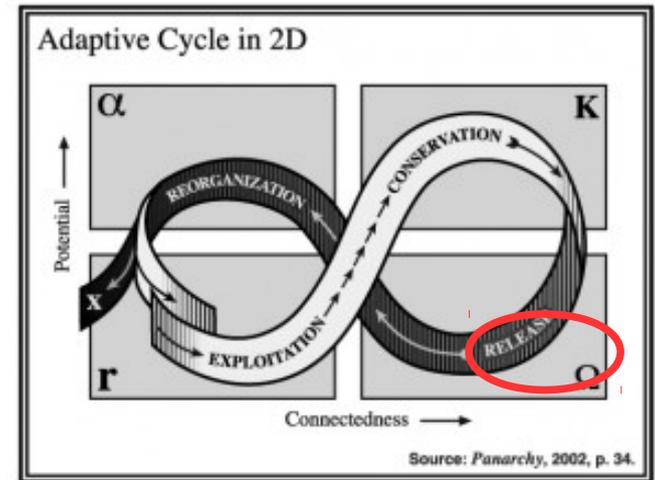
Overview

- Introduction : innovation for agroecology
- Market regulation, speculation and citizen involvement
- Innovations in European land lease laws
 - environmental lease contracts
 - confidence contract & environmental easement
 - third party contracts

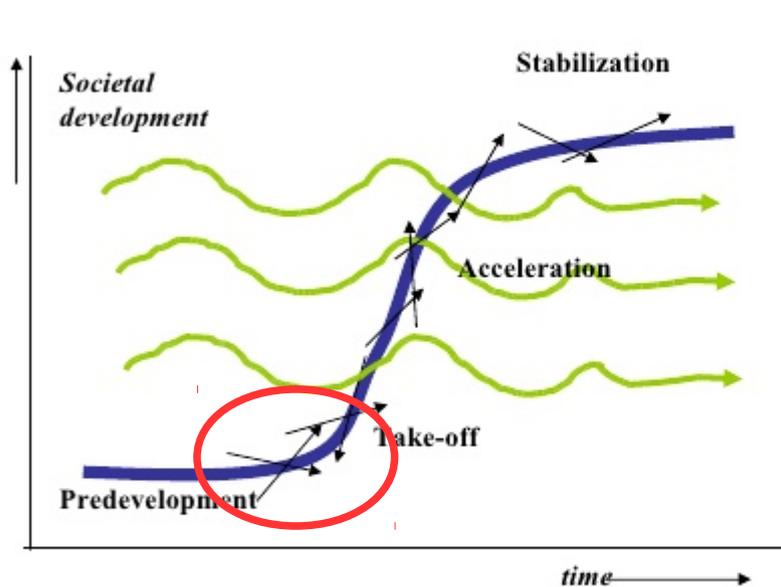
Introduction : innovation for agroecology



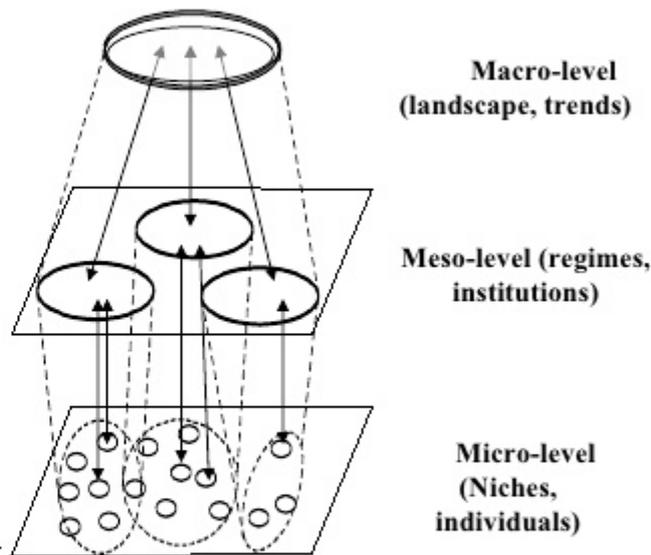
Introduction : innovation for agroecology



Understanding transition dynamics



From: Rotmans et al, 2000



From: Geels and Kemp, 2001

Market regulation, speculation and citizen involvement

- **Tools that allow for land market regulation exist** : *land use policies, public pre-emption right, price regulation, selection of final buyer and land user, ...*
- **However, land continues being used as a speculation good.** *Market regulation tools seem to be oriented mainly by the same objectives as the CAP, i.e. raising « productivity » per farm, understood as output in terms of mass*
- **New speculation actors** (large capital investors looking for high returns and low risk) that arrived in the 1990's comply with the logic of large scale farming
- **Citizen initiatives** arose since the beginning of the 20th century using the impact of scale. Their impact grows as they grow in number and as they spread their values and visions on what agriculture (and food) we want.

Innovations in European land lease laws

- Land lease contracts « protect » farmers from interventionist land owners
- New investors seek control and set up new lease contract *bypass* constructions:
 - land management companies that sub-rent

Landowner →  Management company → farmer

- new “farm companies” that hire workers but invoice harvest on their account
 - owners set up companies in which farmers collaborate
- New citizen initiatives have set up new types of lease contracts, such as the environmental lease contract in France, and environmental easements that allow for adaptations of the conventional land lease contract

Innovations: environmental lease contracts

- Allows for **agro-environmental** features to be included in a new type of lease contract
- Dates from **2006** and is the result of long process (on EU level since 1980's but also on NGO level)
- Helps to **reconcile nature and agriculture**
- Still few uses, but an interesting tool for TdL and other NGO's
- Biggest opportunity seems to related to its use: does it reconcile farmers, owners, and citizens? Does the legal contract go together with **a social contract?**

Innovations: confidence contract & environmental easement

- Created by Terre-en-vue in 2016 in collaborative process with farmers, shareholders and external experts
- Main idea: land is a common good and thus decisions concerning the frame of its use must be taken collectively
- Legal basis of the confidence contract is the environmental easement. The social basis is confidence between the partners

Ownership title includes the easement



Rights for use are given from owner to farmer through confidence contract



Farmer

Thank you

