

## **Abstract**

### **Transfers of land ownership**

This thesis provides a clear and comprehensive explanation on the transfer of land ownership and institutions associated with this issue. Land from other things in the legal sense is so different that it raises the need to create specific legal regulations, which contain the basic institutions and principles of land law. The special nature of the land is determined by its specific characteristics that distinguish it from all other things. Although it has a long tradition of land ownership, it has still not developed its uniform and comprehensive legislation. General law for the transfer of land ownership is a civil code. Special regulations are cadastral law and the law on registration of ownership and other rights in real estate, the law on transfers of agricultural and forest land, Land Act and others. Due to the adoption of a new civil code, there are some places to identify and compare to the current legal system, and possible adjustment for the future.

The thesis is divided into four parts. The first part contains general characteristics of land ownership, and describes its object, subject, content, institutions and basic concepts that are associated.

The second part deals with various ways of transfer of title to land. The basic meaning of transfer is when the original owner requests for land ownership to be transferred to the future owner, which is illustrated in the person's will. The basic conduction contracts explain the purchase, donation and exchange, which have been divided into their own individual chapters. Increased attention is focused on the purchase agreement, which is the most common reason for transfer of land ownership.

The third section describes the transfer of land from state ownership to another person. These are mainly agricultural, forestry and other land. These particular lands are subject to special legal regime. For example, it is a requirement for them that they can be acquired only by the law of the designated person. Lots of state ownership can be transferred and acquired by name, only to designated parties. The two main transferors of state land, is Pozemkový fond ČR a Lesy ČR, s. p.

Due to the nature of the two phases property transfer which is located in the last part of the thesis, I will deal with registrations of land ownership. For the acquisition of ownership is required to conclude a contract on the transfer of land and registration of

property rights, by a deposit in the Land Registry, which will in turn finalize the transfer. Only at the moment of deposit may it create, change and or extract real rights in land, which is entered into the real estate, with legal effect on the date of the application for deposit.

**Keywords:**

property, transfer of title, deposit