

ABSTRACT

The aim of the thesis is to analyze the public law restrictions to property rights and landmark preservation. At first it introduces the situation of cultural heritage in Czech Republic. Then it focuses on the issue of public interest in landmark preservation. Then is the thesis concerned on special forms of monument preservation. The paper analyzes the duties to take care of landmarks and the restrictions of property rights, especially of the rights to dispose the buildings, to use them, to renew them and to demolish them. Then it surveys how to force the owner to fulfill his duties, when he fails to comply with the restrictions and duties. The last topic is about compensation for the public law restrictions and about the case law, which helps us to distinguish between inner and outer restriction of property rights. At the end, it sums up the main problems of today landmark preservation system, especially the lack of efficient enforcement tools against the owner who doesn't fulfill his duties.