

## **Abstract**

In the Czech Republic, the same way as it is in other democratic countries, the ownership right is recognized to be one of the fundamental human rights, and it is protected by legislation of a supreme legal force. Along with modern society development and for this reason it becomes more and more restricted. It is a long time ago, when the unlimited legal domain like theory of ownership rights in rem was forsaken. The restrictions are more numerous and intensive in case of land being subject to ownership rights. This results from many differences between land and other subjects of ownership. Limited and definitive land area, the fact that land is not relocatable as well as soil, being one of environmental elements, represent the most important ones. In one line with increasing amount of people on Earth and their increasing requirements on its usage, the land must fill constantly increasing needs for the welfare of increasing amount of people at the same time. The necessity of protection of environmental aspect of land and soil respectively, is still growing. For all those reasons, the restrictions and regulations on land ownership rights are to be put in place. When justified by public interest, the restrictions arise from public law legislation.

**Key words: land ownership, restriction, public interest**