

## **Abstract**

The subject of this thesis is to complexly discuss the rights to use the land. The purpose of this thesis is particularly to analyse the valid legal regulation of the right to use the land after the Civil Code recodification, but for better coherence we must also discuss the history and development of the rights to use the land that the actual legislation comes from. Pivotal part of the thesis presents the institute of lease the land and emphyteutic lease, while it is just emphyteutic lease, which plays significant role in presented issue. The thesis also informs about another land-use institutes such as commodatum, precarium and fructus a ususfructus of the land. Last part of the thesis is focused on the special legal regulation which is contained out of the Civil Code. The thesis discusses the management of the state property and restrictions which are contained in several special acts such as Forestry Act or Act on the Protection of Nature and the Landscape.