

UDC 631.47.48  
AGRIS E10

<https://doi.org/10.33619/2414-2948/119/28>

## LAND REFORM AND CONSOLIDATION LAND IN AZERBAIJAN AND IT'S RESULT

©Ahadov D., Institute of Soil Science and Agrochemistry,  
Baku, Azerbaijan, [divankhan.ahadov@gmail.com](mailto:divankhan.ahadov@gmail.com)

## ЗЕМЕЛЬНАЯ РЕФОРМА И КОНСОЛИДАЦИЯ ЗЕМЕЛЬ В АЗЕРБАЙДЖАНЕ И ЕЁ РЕЗУЛЬТАТЫ

©Ахадов Д., Институт почвоведения и агрохимии,  
г. Баку, Азербайджан, [divankhan.ahadov@gmail.com](mailto:divankhan.ahadov@gmail.com)

**Abstract.** A result of land reforms in Azerbaijan, three forms of ownership have been identified: state, municipal and private. Depending on the land resources of the regions, the area of land shares was very low in many places. Due to the scarcity of land and the lack of farming equipment on each farm, landowners merged their lands to form joint farms, a process that took place elsewhere. Co-cultivation of land soon began to bear fruit. Consolidation lands have big advantages. First it is easier than processing of files, than small land areas. The small land areas not probably to use big labor- consuming tractors and other farms techniques. Such sites no tractors have only maneuver, and sometimes can't simply turn. United land owners don't spend a lot indirectly and indirect expenses not have crop education. These land owners everyone separately protect sites, everyone separately build auxiliary construction, warehouses and is mediocre is engaged in realizations of ready products. Land owners don't understand basically an agro technology, farm technicians they don't know as will apply herbicides, pesticides and fertilizer, they not skills planning to manufacture and to spend accounting and etc. For the further increase in such economy, from the state country some action for stimulation, in our option, is regulated. The first turns of the politician clearing rural an economy from all taxes should proceed. For expansion of activity consolidating banks represented to economy in accessible credits. The farmer it is necessary to create conditions free an input on the market of the big and small cities that they would realize products directly. To creates conditions for use of the newest science and technology achievement. To expand propagation for attraction of new land owners in the course of consolidation.

**Аннотация.** В результате земельных реформ в Азербайджане были определены три формы собственности: государственная, муниципальная и частная. В зависимости от земельных ресурсов регионов, площадь земельных паев во многих местах была очень мала. Из-за нехватки земли и отсутствия сельскохозяйственной техники в каждом хозяйстве землевладельцы объединяли свои земли в совместные хозяйства. Совместная обработка земли вскоре начала приносить плоды. Объединение земель имеет большие преимущества. Во-первых, обрабатывать массивы проще, чем небольшие земельные участки. На небольших земельных участках невозможно использовать большие трудоемкие тракторы и другую сельскохозяйственную технику. Такие участки не имеют тракторов, которые могут только маневрировать, а иногда и просто не могут развернуться. Объединенные землевладельцы не тратят много косвенных и косвенных затрат, не занимаются агротехникой. Каждый из этих землевладельцев по отдельности охраняет свои участки, строит вспомогательные

сооружения, склады и посредственно занимается реализацией готовой продукции. Землевладельцы в принципе не разбираются в агротехнике, агротехники не знают, как применять гербициды, пестициды и удобрения, у них нет навыков планирования производства и ведения бухгалтерского учета и т. д. Для дальнейшего роста такой экономики, со стороны государства, по нашему мнению, регулируются некоторые меры стимулирования. Первые шаги политики освобождения сельского хозяйства от всех налогов должны быть продолжены. Для расширения деятельности консолидирующих банков, предоставляющих экономике доступные кредиты, фермерам необходимо создать условия для свободного выхода на рынки больших и малых городов, чтобы они могли напрямую реализовывать свою продукцию. Создавать условия для использования новейших достижений науки и техники. Расширять пропагандистскую деятельность для привлечения новых землевладельцев в процессе консолидации земель.

*Keywords:* land, consolidation, private, property, soil, reform, agriculture, land reform.

*Ключевые слова:* земля, консолидация, частная собственность, почва, реформа, сельское хозяйство, земельная реформа.

Among the countries of the former Soviet Union for the first time in Azerbaijan in 1996 year carried out radical land reforms. On July, 16th 1996 year to the country “the law passes about land reform” and on August, 2nd enters validity. With the purpose carrying out of reform the regional and local commissions are created the State Commission on the Agrarian reform< and also. Carrying out. In the main lands under the areas and the control over carrying out of Land reform project lands in state property, given to municipality and the lands. Distributed to the population are certain by contours. In state properties are left the lands under the state objects, and pastures of a general purpose, parks, streets, the is entrusted to the State Committee Land and Cartography.

According to the Law on Land reform all the lands of the country are divided on state, municipal and private property [1, 4,8]/

In the country by general complexity are accepted more than 100 laws, decision of the Cabinet Ministry and another standard legal acts provided agrarian reform carrying out. In 1999 of the new Land Code is accepted. Was adopted laws “About land tax”, “About land rents”, “About land market”, “About land cadastre, monitoring and survey”, “About land fertility”, “About land farm” and etc., the unsuitable and of little use lands as a whole are given to municipality. Expert for this up to 5 % of the privatized lands have been allocated in fund of municipalities. The land areas for perspective development of settlements are switched off in reserved fund. All the remained lands have been given to a personal property. Arable lands have been given to a personal property, deposits lands, hayfields and lands under permanent groups. Expert for this personal plots used by citizens, the lands earlier allocated, under gardening’s also have been given to them him to a personal property. When carrying out land reforms takes into account all the elements of soil fertility and evaluated bonitos score. The basis criteria for soil that are dependent fertility. Among them the reserves of humus, nitrogen, phosphorus, texture, amount of absorbed bases, soil acidity. Pay special attention to water and physical properties of soils that are connected to the bioclimatic potential of soil. By calculation a point-hectares. Depending on quality of lands to citizens from the high-quality lands given out small, and from the lands of poor quality big areas. In case of even if the land areas received in the small or big, size depending on quality of the lands, their standard prices are equated [2, 5, 7].

The local commissions of an agrarian reform of documents State Committee Land and Cartography prepares each family the State act on the property right o the land and shows to their citizens. In the presented State acts the scheme of the land area, the area, coordinates, the neighborhood, the basic parameters fertility, and standard prices are specified. All families are issued state acts (legal documents) on the ownership of land. On he official acts all parcels of land given coordinates, witch are derived from satellites. All the present time all results of land reform are shuffled on the Internet. You can easily find any land in the website o the State Committee Land and Cartography and specify its location and coordinates. In addition you can find out who owns the land, the quality, fertility and regulatory cost.

1996 year after Land Reform people created a separate land which consists of related close families and they asked allocated together their land shares. Basically brothers, sisters, fathers, mothers, sons, doughtiest and other relatives are united in these lands. The local agrarian commissions and their land areas it is related close families have allocated with number from each other. It was the first facts of consolidation land in Azerbaijan. The basic parts of economy are privatized by such method. Such land files were convenient by for processing. However the incorporated lands are not officially registries. The reason of this problem is:

Finally old people saw the collectivization and its negative consequence of Soviet Union. That's why they were afraid to registered officially association lands to incorporate itself any chief whom then it will not be possible to get rid. They were afraid that, will be formed again new collective enterprises, as collective farms by bureaucrats whom will live at expense of these families. During the reform of all lands of the former collective and state farms with a total area of 3,6 million hectares of land reform involved (Table).

Table

LANDS IN THE FORM OF PROPERTY

|                                                               | <i>mln. hectares</i> | <i>%</i> |
|---------------------------------------------------------------|----------------------|----------|
| The land, former collective farms and state farms, from them: | 3, 93                | 100,00   |
| are transferred in a private property                         | 1,70                 | 43,26    |
| are allocated to municipality                                 | 2,03                 | 51,65    |
| are left to the state                                         | 0,20                 | 5,09     |

As a result of land reform 3,5 million people in villages of Azerbaijan or 875 thousand families was received in a personal property with the land areas. The size of the land areas allocated under the property varies depending on land resources of facilities if in villages of areas where by stocks to the land are limited, but differing high quality and growing up in put on the whole valuable fruit, on one person drops out from 0,3 up to 1,5 hectares. The land for that in the bank of the rivers Kur-Aras area and in north Shirvan of a zone this norm reaches several hectares. Expert for this in a personal property of citizens it is transferred used by them 300 thousand in yard lands and 3800 hectares garden sites. Thus the total area of the land transferred in a personal property makes 1,7 million hectares, that 43, 26% of the lands captured by reform are equal. In connection by carrying out of land reform 2028 collective farms existing in the country and state farms are liquidated. In territories of 41 facilities state farms have been created, allocated in the small size of the land. From the same facilities, the purpose of creation of state farms is maintenance of the population with perfect agricultural seeds and perfect breeds of animals [1, 3, 5, 6]

The results of land reform for the first time in Azerbaijan became creation municipalities-self-government institutions. Now in the country 1400 municipalities operate. The state acts on the property right to the land are given out to municipalities, and hey independently operate the lands. A prevailing part of the lands of municipalities it is privatized by sale and purchase, other part it is

leased by the legal physical person with the purpose of reception of profit. Municipalities real solve all the questions connected with development and management of territory. Taxes from the land and property collected in territory are used for need of municipality. For 15 years period carrying out of land reform in the country manufacture grain and leguminous cultures has raised 60%, manufacture of a potato in 5,8 times, manufacture of vegetable on 31%, and manufacture milk on 29%. All the became possible as a result of effective utilization of the lands which are being a personal property. Thus 97,2% of made grain and leguminous cultures, 99,8% of potato, 99,7% of a cotton, 99,3% of vegetables, 94,8% of grapes, 88,8% meat, and 99,9% of milk have been made on lands which are being a private property. During toss-ups for placing of the land we often applied first experiments of consolidation lands in the course land reform which started on 2nd of August in 1996. People created separate lands which consist of related close families and they asked allocate together their land shares. Basically brothers, sisters, fathers, mothers, sons, daughters and other relatives are united in these lands. The local agrarian commissions and their land areas it is related close families have allocated with a number from each other. It was the first fact consolidation lands in Azerbaijan.

Consolidation lands have big advantages. First it's easier than processing of files, than small land areas. The small land areas not probably to use big labor-consuming tractors and other farms techniques. Such sites no tractors have only maneuver, and sometimes can't simply turn. United land owners don't a lot of indirectly and indirect expenses not have crop education. These land owners everyone separately protect sites, everyone separately build auxiliary construction, warehouses and is mediocre is engaged in realizations of ready products. Land owners don't understand basically an agro technology, farm technicians they don't know as will apply herbicides, pesticides an fertilizer, they skills planning to manufacture and to spend accounting and etc. In incorporated economy, these entire questions dare small expenses. For example: if 50 land owners are united, it is the place of 50 warehouses but the it needs one warehouse, the place of 50 watchmen suffices 2-3 watchmen, enough one premise for work organization. In these economies 50 persons are engaged in question of realization ready products 3-4 worker to a place for 50 people.

Processing's of large files agro technical advantages such files soil not be trampled down, when small sites it often happens. In these files are successfully applied an irrigation both other complex mechanical and chemical actions. In Azerbaijan last years consolidations of lands have got by mass character. For stimulation such economy it is carried out some actions. Parallels by process will be organized new large state enterprises for the account development of state land fund last year, it is mastered more than 200 thousand hectares. Scientifically-proved propagation of experts and bodies of central and local executive power a distance a push of these processes. In comparison with 1999 in 2013 number of the united economy has increased 22%. The present used to these economies of area of the lands has reached 300 thousand hectares. In Azerbaijan in thirtieth years if was formed about five thousand collective farms, basis, and business by compulsory way by reprisal support is formal on voluntary. From time to time these collective farms have united and have translated on state farms. Year of a failure of the USSR in Azerbaijan exited 1175 collective farms and 752 state farms, and after land reform in country there was only one collective farm. Because of insufficient propagation people haven't gone consolidation. It due level haven't found out positive sides association of lands and collective processing land areas.

After disorder of politician on reorganization in USSR, collective farms and state farms has collapsed because of thriftless relation people didn't want work, many land areas of economy in spontaneous kind. Isn't lawfully grasped by separate citizens. The bureaucracy, anarchy and most important thing prospered everywhere, at the state there was no possibility due level financial supports. In Azerbaijan for a way out, on bases collective farms and state farms have formed

agricultural cooperatives. In these cooperative societies on papers with all have allocated land areas, and really not to whom didn't give land shares and land documents. Cooperative societies like were attempts rehabilitation of collective farms and state farms. All these politicians didn't yield expected results. On the contrary captures of lands were received by mass character. An exit from such carrying out radical reform in agriculture was possible for a situation only.

Thus states 1996 began an agrarian reform, including on land reform. For reform maintenance Laws "About land reform", "About land market", "About land tax", "About farm", "About land cadaster, monitoring and survey" and a number of other laws. In 1999 the new Land Code is accepted. In the country by general complexity are accepted more than 200 laws, decision of the Cabinet Ministry and other standard legal-certificates provided agrarian reform carrying out.

To reform beginning in country operated 2312 cooperative societies< small enterprises and farms and to it is attached about 119 thousand hectares land. Reform is sent in of 2038 former collective farms, state farms and other farms enterprises which a total area has made 3,43 million hectares, it make 39,88% of total area country. The lands liquidated economies are transferred the property more than 3,43 million citizens with a way draw ceremony. The privatized 1,7 million in hectares of the land makes 45,47% of total area of former economy. As a result of reform more than 871 thousand families because proprietors. To municipalities are allocated 2,03 million hectares, and it makes 54,52% from a total area of former economy. State property basis parts (54,9%) land recourse of the country (4,91 million hectares) are lift. The structure of state lands consist of wood fund, summer and winter pasture, lands under water fund, state stock land and etc. From summer and winter pasture and from state fund nearly 1,5 million hectares area given on time use on a basis rent to citizens. In total 38,48% of a country total area used present by citizens, from them nearly 1,7 million hectares of the privatized lands.

Land owners and land users who are united in 2681 cooperative societies, small enterprises and 1991 farms of all are used 400 thousand hectares of land which are made only by 24,7% from a total area privatized lands. Other parts make individual family economy which core consists of one family, it exact data isn't available, because such associations were not registered.

Consolidation lands have big advantages. First it is easier than processing of files, than small land areas. The small land areas not probably to use big labor- consuming tractors and other farms techniques. Such sites no tractors have only maneuver, and sometimes can't simply turn. United land owners don't spend a lot indirectly and indirect expenses not have crop education. These land owners everyone separately protect sites, everyone separately build auxiliary construction, warehouses and is mediocre is engaged in realizations of ready products. Land owners don't understand basically an agro technology, farm technicians they don't know as will apply herbicides, pesticides and fertilizer, they not skills planning to manufacture and to spend accounting and etc. In incorporated economy, these entire questions dare small expenses. For example: if 50 land owners are united, it is the place of 50 warehouses but it needs one warehouse, the place of 50 watchmen suffices 2-3 watchmen, enough one premise for work organization. In these economies 50 persons are engaged in question of realization ready products 3-4 worker to a place 50 people.

Processing's of large files has agro technical advantages such files soil not be trampled down, when small sites it often happens. In these files are successfully applied an irrigation both other complex mechanical and chemical action. For stimulation such economy it is carried o at some actions. Parallel with process will be organized new large state enterprises for the account development of state land last year it is mastered more than 450 thousand hectares. In comparison with 1999 in 2012 number of the united economy has increased 6,8%. The present used to these economies of area of the lands has reached 453 thousand hectares. Average productivity in these economy makes on grain 3,47 c/ha, on grapes 123,6 c/ha, on a potato 234,5 c/ha, a cotton 28,9 c/ha.

On individual economy these figures make accordingly 30,3 c/ha; 111, 3 c/ha; 198,8 c/ha and 23,7 c/ha.

For the further increase in such economy, from the state country some action for stimulation, in our option, is regulated. The first turns of the politician clearing rural an economy from all taxes should proceed. For expansion of activity consolidating banks represented to economy in accessible credits. The farmer it is necessary to create conditions free an input on the market of the big and small cities that they would realize products directly. To creates conditions for use of the newest science and technology achievement. To expand propagation for attraction of new land owners in the course of consolidation.

#### References:

1. Ahadov, D. (2021). Soil Research in the Karabakh Region of the Republic of Azerbaijan. *Bulletin of Science and Practice*, 7(8), 65-72. (in Russian). <https://doi.org/10.33619/2414-2948/69/08>
2. Ahadov D. R. (2013). Land Reforms and Usable Floor Space its Results. In *United National Indonesia International Conference on Integrated Space Technology Applications to climate change. Jakarta*, 18.
3. Ahadov, D. R. (1976). Agroekologicheskie osobennosti i bonitirovka chaeprigodnykh pochv vlazhnykh subtropikov yuzhnoi chasti Lenkoranskoi oblasti: Ph.D. diss. Baku. (in Russian).
4. Ahadov, D. (2021). Value of Basic Soil Criteria in Formation of Soil Fertility. *Bulletin of Science and Practice*, 7(11), 99-111. (in Russian). <https://doi.org/10.33619/2414-2948/72/12>
5. Ahadov, D. (2022). Land Cadastre of Azerbaijan. In *Agrarnaya nauka i obrazovanie: istoricheskii ekskurs: Materialy IV Mezhdunarodnoi nauchno-prakticheskoi konferentsii, Obukhov*, 29-35.
6. Mammadov, G., Ahadov, D., & Mammadova, S. Normative and Actual Indicators and their Deficits in Teasuitable Soils of Humid Subtropics of Azerbaijan. *Journal of Science. Lyon: Global Science Center LP*, (32), 3-9. <https://doi.org/10.5281/zenodo.6805774>
7. Mamedov, G. Sh. (2003). Gosudarstvennyi zemel'nyi kadastr Azerbaidzhanskoi Respubliki: pravovye, nauchnye i prakticheskie voprosy. Baku. (in Azerbaijani).
8. Mamedov, G. Sh. (2002). Zemel'naya reforma v Azerbaidzhane: pravovye i nauchno-ekologicheskie voprosy. Baku. (in Azerbaijani).

#### Список литературы:

1. Ахадов Д. Р. Почвенные исследования Карабахского региона Азербайджанской Республики // Бюллетень науки и практики. 2021. Т. 7. №8. С. 65-72. <https://doi.org/10.33619/2414-2948/69/08>
2. Ahadov D. R. Land Reforms and Usable Floor Space its Results // *United National Indonesia International Conference on Integrated Space Technology Applications to climate change. Jakarta*, 2013. P. 18.
3. Ахадов Д. Р. Агроэкологические особенности и бонитировка чаепригодных почв влажных субтропиков южной части Ленкоранской области: дисс. ... канд. с.-х. наук. Баку, 1976. 163 с.
4. Ахадов Д. Р. Значение основных почвенных критериев при формировании плодородия почв // Бюллетень науки и практики. 2021. Т. 7. №11. С. 99-111. <https://doi.org/10.33619/2414-2948/72/12>
5. Ahadov D. Land Cadastre of Azerbaijan // *Аграрна наука і освіта: історичний екскурс: Матеріали IV Міжнародної науково-практичної конференції. Обухів*, 2022. Р. 29-35.

6. Mammadov G., Ahadov D., Mammadova S. Normative and Actual Indicators and their Deficits in Teasuitable Soils of Humid Subtropics of Azerbaijan // Journal of Science. Lyon: Global Science Center LP. №32. P. 3-9. <https://doi.org/10.5281/zenodo.6805774>

7. Məmmədov Q. Ş. Azərbaycan Respublikasının Dövlət Torpaq Kadastrı: Hüquqi, Elmi və Praktiki Məsələlər. Bakı: Qarağac, 2003. 448 s.

8. Məmmədov Q. Ş. Azərbaycanda torpaq islahatı: hüquqi, elmi və ekoloji məsələlər. Bakı: Qarağac, 2002. 412 s.

*Поступила в редакцию*  
09.09.2025 г.

*Принята к публикации*  
18.09.2025 г.

---

*Ссылка для цитирования:*

Ahadov D. Land Reform and Consolidation Landin Azerbaijan and it's Result // Бюллетень науки и практики. 2025. Т. 11. №10. С. 219-225. <https://doi.org/10.33619/2414-2948/119/28>

*Cite as (APA):*

Ahadov, D. (2025). Land Reform and Consolidation Landin Azerbaijan and it's Result. *Bulletin of Science and Practice*, 11(10), 219-225. <https://doi.org/10.33619/2414-2948/119/28>