



Parliament of Rosava

National Land Usage Act 2022

Contents

Part I

General Introductory Provisions

Preamble

Definitions

Part II

Private Property

Land Deed

Land Disputes

Property Rights

Part III

Municipalities

Plotting & Zoning
Non-Municipal Land

Part IV

Capital City

Capital Administration

Part V

Eminent Domain

Eminent Domain

Part I

General Introductory Provisions

Preamble

An Act to standardise property rights, protect citizens privacy and land, outline the operations of capital administration and further detail rights and duties of municipal governments.

Definitions

- (1) **Municipality**, unless context requires otherwise, is a local government outlined in the constitution (§§AV.s1.I-IV) and approved by the parliament as outlined in the constitution (§AV.s1.IV), as well as other Autonomous Regions which operate within Municipality standards with extra freedoms and/or duties granted upon them with the speciality of an Autonomous Region.
- (2) **Mayor**, unless context requires otherwise, is the leader of a municipality, as defined within the constitution (§§AV.s1.I-III, AV.s1.V); or the primary leader or, via a commission or committee, the primary leaders of an autonomous or special municipality.

Part II

Private Property

Land Deed

- (1) Land Deed, unless context requires otherwise, is an official document submitted by the citizens, or parties authorised by the Ministry of Interior that indicates the ownership of a piece of land, to the Ministry of Interior.
- (2) A land deed must include crucial information that will allow any ordinary citizen to be able to discern the exact slice of land which the deed is bound to, and the owner of the deed, which must include but may not be limited to,
 - (a) The full legal name of the person(s) in ownership of the deed,
 - (b) The full address, or the coordinates outlining the shape and area of the deed if address not applicable,
 - (c) A photograph of the area, preferable outlining the borders of the deed,
 - (d) The purpose in which the land will be used, with terms including but not limited to, where more than one may be used if applicable,
 - (i) Commercial Retail,
 - (ii) Agriculture,
 - (iii) Residence,
 - (iv) Industrial,
 - (v) Storage,
 - (vi) Administrative - Office.
- (3) The deeds are valid starting the moment they have been approved by the Ministry of Interior, where they must be entered into a database held by the Ministry of Interior and made public.
- (4) Any of the duties specified in this act that fall on the Ministry of Interior may be delegated to a specialised subdivision of the Ministry.
- (5) Municipalities must approve and issue their own deeds, in place of the Ministry of Interior, if the land in concern is within municipal borders.

Land Disputes

- (1) All land disputes are to be handled by the People's Courts.
- (2) For land disputes regarding land claims created or used prior to the passing of the law, deeds may be dismissed. However, if a land disputant does not claim a land claim created or used prior to the passing of the law within 30 days with a deed, without a reasonable alibi, or does not take the dispute to a court within the said time frame, the party may not pursue further disputes unless if special permission is granted by the court.
- (3) For any and all land disputes, the matter of being first to claim shall be prioritised.

Property Rights

- (1) Expanding on the Constitution §§AVI.s1.III-IV, *trespassing*, the unconsented entry into private property —bar court orders (warrant) or state of national emergency, or if the design, interactions or writings led to a reasonable assumption of consent or public property— may be punishable by no more than £250 in fines, and/or no more than 7 days of imprisonment not including additional charges for other crimes which may have been committed within the progress of trespassing, where the case must be brought within 14 days of the incident,
- (2) Expanding on the Constitution §§AVI.s1.III-IV, and this document §PII.S1.SS3.2; *break and entry*, the damaging private property in the course of trespassing, where the punishment given with the charges of trespassing may be increased by no more than 50%, and the owner of property compensated for damages,
- (3) Expanding on the principles of this document, *damaging private property*, the damaging of private property without the consent of the owner, where the resulting damage was caused by an action done with intent to do so, the owner is entitled to the all, or an action as a result of neglect, a portion or all of the damages, either in capital or material, as ordered by the court.

Part III

Municipalities

Plotting & Zoning

- (1) Every municipality may plot & zone its land as they wish, in accordance with this document, which shall adhere to the principles of the Republic.
- (2) Zoning, the designation of certain parts of the land for the construction of buildings matching a certain criteria such as purpose, are to be done by local governments, in a manner that will serve the public interest.
- (3) Expanding on the constitution (§§AV.SI-II), the municipalities may plot their own land and may give, assign or sell these plots to private entities, or use them for their own, and may also restrict the construction on their own municipal land without the owning of plots.
 - (a) Plots given, assigned or sold must be confirmed with a deed.

Non-Municipal Land

- (1) Non-Municipal Land is any land not in control of a Municipality, including but not limited to;
 - (a) the Parliament Building,
 - (b) Any land taken from the municipalities by the MoI or Parliament under the Constitution (§AV.s2.IV),
 - (c) Any land not given to municipalities by the parliament as outlined in the constitution (§AV.s1.IV).
- (2) Any non-municipal land is owned by either a ministry, any subsections of ministries, private parties, or parliament and its lower administrations.
- (3) Any land falling under the category of not being given to a Municipality is automatically controlled by the Ministry of Interior, which may give deeds of the said land. This power may be delegated to a subsection of the Ministry.
- (4) The Parliament Building shall be under the control of the Parliament Building Administration, which is to have a commission consisting of;
 - (a) Colonel Kai as a permanent member, as the builder of the Parliament,
 - (b) Jules as a permanent member, as the builder of the Parliament,
 - (c) The Prime Minister,
 - (d) The Minister of Interior.

Part IV

Capital City

Capital Administration

- (1) The Capital Municipality is controlled by the Capital City Administration (CCA).
- (2) The Members of the Capital City Administration may be changed by the parliament, and the following members shall be assigned at the time of passing this act;
 - (a) Colonel Kai, for the city planning that has been done by him thus far,
 - (b) Jules, for the considerable portion of the city & public amenities built,
 - (c) Truman, for the considerable portion of the city & public amenities built,
 - (d) Minister of Interior.

Part V

Eminent Domain

Eminent Domain

- (1) *Eminent Domain*, the process of forcefully changing ownership of land, by the Ministry of Interior or municipalities, must be done in accordance with law, and the change must be in accordance with public interests, protection of national interests or citizen safety.
- (2) The process of Eminent Domain is to be started at least 3 days prior to the change of the ownership, and the governmental body seeking the eminent domain must notify the original land owner at least 2 days prior.
 - (a) Within the 3 days leading to the change of ownership, the governmental body seeking ownership change must attempt to negotiate with the original owner for a normal purchase within reasonable limits,
 - (b) The original owner has the right to challenge the eminent domain in an appropriate court, and if the court accepts the case, the eminent domain process shall be indefinitely halted until the case may be resolved. The court, in the ruling, may designate a specific period of time for when the eminent domain shall go into effect.
- (3) The process of eminent domain may not be undertaken given following criterias;
 - (a) The process is motivated by race, gender, religion, species, colour, legal political beliefs or enforcement of a policy not legal,
 - (b) The process is not required for the project which the eminent domain is being justified by, and there are other, reasonable alternatives at the time of eminent domain being undertaken,
 - (c) The process is motivated by personal or private ventures of the authorities within the governmental body seeking eminent domain.
- (4) The Governmental body seeking eminent domain must compensate the original property owner with the value of the property, calculated with the assumption that eminent domain will not take place. The payment must be done within a reasonable timeframe and must not be purposefully delayed, unless in cases of national emergencies.
- (5) Any damages or changes lowering the property value of the land in question by the original owner or associates, excluding the removal of other personal belongings that are not specified within the eminent domain, may be taken to court, and be subtracted from the compensation. Given cases where the damages are done in conscious harm to public interests or national

safety, jail time of no more than 7 days and additional fees for harm may be undertaken by the court in question.