

Special Aspects of Acquisition and Disposal of Ownership of Land

Abstract

The topic of this thesis is special aspects of the acquisition and disposal of the ownership right to land. The thesis is divided into four chapters, which are further divided into several subchapters. The first chapter focuses on the basic concepts necessary for the further content of the thesis, namely land, property right and the methods of acquiring property right by transfer or transfer. The second chapter deals with the ownership right to land and its specifics, with regard to the subject of the ownership right itself, the content of the ownership right, the subjects of the ownership right, which may be private entities, but also the state or, for example, a municipality or region, as well as the registration of the ownership right to land in the public list, which is the land registry and the procedure for registering the ownership right in the land registry. The third chapter is devoted to the individual ways of acquiring the ownership right and their specifics and problematic aspects, including the abandonment of land as immovable property and the related issue of insufficiently identified owners, as well as ordinary and extraordinary prescription of the ownership right to land, land modifications, expropriation of the ownership right to land and acquisition of the ownership right as a result of restitution legislation. In the fourth and final chapter, foreign legislation is presented, namely the legislation of the Republic of Croatia related to the transfer of the ownership right to land on the basis of a transfer agreement and then compared with the Czech legislation.

The aim of this thesis is to present specific aspects of the acquisition of land ownership and to evaluate the current legal regulation and some related practical issues. This is done in the light of the current and effective legislation and relevant case law, taking into account the commentary and other specialist literature.