

## **CHANGES IN AGRICULTURE AND CHARACTERISTICS OF LAND RELATIONS**

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SCIENCE BOX

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**Annotation:**

This article discusses the changes in the agricultural sector of Uzbekistan and land relations, the characteristics of land use, effective ways to provide land to farms. It should be noted that land can be used for any purpose in any economic activity, depending on the material basis, the characteristics of the production process and the quality of the land. Therefore, there is a certain relationship between different entities on the use of land.

**Keywords:**

Agrarian sector, land relations, farming, irrigated land, land price, dehqan farms, land ownership, land use, landowners, rent

The fate of economic reforms in Uzbekistan is largely due to changes in the agricultural sector. It should be noted that land can be used for any purpose in any economic activity, depending on the material basis, the characteristics of the production process and the quality of the land. Therefore, there is a certain relationship between different entities on the use of land.

In the agricultural sector, the production process is directly related to land, and issues related to land ownership, disposal and use are called agrarian relations. As they are regulated by law, they become a special legal form of economic relations. Their direct object is land plots, the subject is landowners (state) and its users.

Land ownership is not without constant change: it can change in an evolutionary (gradual) way, on the basis of drastic and radical reforms, and in some cases as a result of revolutionary changes.

In accordance with the relevant laws of the Republic of Uzbekistan, land plots are allocated for ownership, possession or use. Land plots can be owned by the state, community or individual citizens. Lands that are state property are given to non-agricultural enterprises, organizations and institutions for indefinite use.

One of the main types of land use in agriculture is lease, the landowner receives rent from the tenant for the use of the land. Leasing of land by large landowners is the main form of land use by farmers and is now common in developed countries. Entrepreneurial leasing is widespread in developed countries, where the entrepreneur invests his land in the use of land and manages the farm through the use of hired labor. In countries such as the United States, the United Kingdom, and France, such a rental mechanism is common.

Our first President I.A. As Karimov noted, "... the problems of radical reform and rapid development of the agricultural sector are crucial in the early stages of reform and in the strategy of transition to a market economy in Uzbekistan." Land reform is the transformation of land ownership, the transfer of land from one owner or user to another, and the corresponding change in the territorial structure of the country, in other words, land reform is regulated and controlled by the state, is a process that integrates the overall picture of land policy.

During the period of targeted land use reform, it is desirable to address the following key issues: the abolition of land monopoly; allocation of land to citizens; transition to market land relations; transfer of control over land resources to local authorities; ensuring the free development of all forms of land users; ensuring significant priorities in the field of environmental protection.

Having enough land for farms will lead to an increase in employment, income and labor productivity. Therefore, it is very important to ensure that this category of farms has sufficient land.

It should be noted that the free market mechanism allows for the efficient distribution of economic resources. However, in a socially oriented market economy, in most countries, including Uzbekistan, unlike other economic resources, there are a number of restrictions that prevent the free functioning of the land market mechanism.

In particular: there is no possibility to expand the existing land area, ie land supply is limited; There are

certain requirements (special education, experience in the field, participation in competitions, etc.) for those who want to be engaged in agricultural production (farmers, dehqan farms), more precisely, demand for land is limited; land prices are set by the state in the form of taxes and rents, which are not freely formed and enforced; The state pursues economic policy to ensure social stability and the formation of forms of economic management, etc.

Farms in the country are provided with land on a special basis. It is based on the Law of the Republic of Uzbekistan "On Farms". It provides for the following aspects to be taken into account when providing land to farms.

1. Specialization of the farm:

- Based on this demand, the number of livestock farms specializing in the cultivation of livestock products;
- For farms specializing in the cultivation of agricultural products, depending on the type of crop (for example, at least 10 hectares for cotton and grain, at least 1 hectare for horticulture, viticulture, vegetables and other products).

2. Relative adequacy or scarcity of land in the area where the farm is located (population density), as well as whether the land is irrigated or arable:

- ✓ At least 0.3 hectares of irrigated land at the expense of one conditional head of livestock in Andijan, Namangan, Samarkand, Tashkent, Fergana and Khorezm regions;
- ✓ in other regions and the Republic of Karakalpakstan not less than 0,45 hectares;
- ✓ on non-irrigated (arable) lands - at least 2 hectares.

Processes such as increasing the level of equipment of farms, mechanization and automation of production will allow to cultivate more and more land. At the beginning of the twentieth century, on a large grain farm in developed countries, one worker could cultivate an average of 15 hectares of land. Due to the sharp increase in the level of armament, now on such farms, thanks to mechanization and equipment, one worker can cultivate and harvest about 100 hectares of land.

The average stable area of farmland in foreign countries is 180 hectares in the United States, 140 hectares in Canada, 65 hectares in the United Kingdom, 31 hectares in Denmark, 27 hectares in France, 17 hectares in Germany, 15 hectares in the Netherlands and 6 hectares in Italy.

In order to ensure the effective development of farms in our country, it is necessary to study the optimal size of farmland in different regions and develop appropriate measures on this basis.

During the years of economic reforms in Uzbekistan, practical work has been done to create a more effective system of reforming property relations in agriculture. In our country, land rent relations should be organized taking into account the accumulated experience of the world, and in doing so, we should not ignore the specific national features.

As the First President said, "We will continue to increase investments in land reclamation and

productivity. At the same time, we need to increase the efficiency of the use of large amounts of funds allocated for these purposes and regulate the work on their intended use, the introduction of modern technologies and equipment.

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