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THE IMPORTANCE OF LAND REGULATION FOR THE VALUATION OF RURAL PROPERTY

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Abstract: This research aims to investigate and detail the importance of regulating land so that rural property is valued, thus avoiding future concerns. It is also about demonstrating why this reality is still part of many families and understanding what are their difficulties in changing this reality. It is understood that for rural property to be widely valued and have broad productive development, it must be in accordance with legal parameters and in accordance with our Brazilian legal system. For this reason, in the course of this present summary, parameters of extreme importance will be defined that help in the resolution of this problematization, through bibliographical research, collecting scientific data and theses of doctrinaires in the agrarian area, about the need for understanding and the methodologies that rural producers must use so that this issue is quickly resolved. Field research will also be carried out and data will be collected from producers who have this reality, in order to disseminate through informative pamphlets, mechanisms that modify and help in the construction and elaboration of conscious practices. Given this, it is expected to start building a theory based on this agrarian problem.

Keywords: Land Regulations. Valorization of Rural Property. Productive development. Agrarian Law.

INTRODUCTION

This project is necessary when we analyze the current context of our region. Whereas, the predominant activity is the agrarian activity, and the large percentage of irregular lands in the region.

Therefore, it becomes essential to enable access to information with a theoretical basis, but with an easy interpretation and understanding, about land regularization, since the lack of information on the part of rural producers regarding agrarian

legislation is the main reason for not seek the regularization of their lands.

The project is based on the need for constant updating of producers regarding changes in agrarian policies. For the Law, the relevance lies in compliance with the laws in force. In addition, there is the environmental bias, in which we emphasize the need for conscious environmental practices. We will obtain information through interviews with rural producers and theoretical basis from the Land Statute.

It is hoped that this project, through the dissemination of relevant legally substantiated information, will contribute so that, through knowledge of the subject, more producers seek to carry out the procedure for the regularization of their irregular lands.

THE POSSIBILITY OF APPLYING LAND REGULARIZATION AS A WAY TO REDUCE ILLEGALITIES

Currently, in Brazil, the need to regularize rural properties is being recognized, a topic addressed by Agrarian Law, which according to Benedito Ferreira Marques consists of the study and application of legislation so that the land is in compliance with the rules of the State. This is a study of the perspectives that legislation can exercise in the context of the region, based on an agrarian economy and smallholdings, together with what is contained in the agrarian legal order, which seeks to benefit the owner of a small rural piece of land, giving him guidelines and benefits, such as tax immunity, under the terms of § 4, inc. II, of art. 153 of the Federal Constitution, with the new wording operated by EC n° 42, of December 19, 2003. Likewise, it seeks sources for teaching the regularization procedure, with didactic and informative purposes. (FERREIRA MARQUES; BENEDITO,

It must also be noted that the regularization of land does not only have a regulatory role,

but also enables economic development, through the reach of public policies by regular producers, such as tax advantages and bank loans.

The object of study focuses on the norms that involve the subject, including the most recent legislation -such as Decree nº 8.769/2016-, always focusing on the practical effects of the study. (FERREIRA MARQUES; BENEDITO, 2016)

From this perspective, all actors involved in the regularization process must work efficiently in order to resolve doubts and extinguish possible problems.

The consequences of regularization are evaluated, both for the landowner and for the State. Due to this characteristic, a global analysis of the situation must be carried out, as it is closely linked to the economy of the state of Rio Grande do Sul. It is a mechanism for consolidating the rights contained in the Federal Constitution of 1988 and the Land Statute, regardless of the moment of application.

In relation to adverse possession, it can be said that this is based on ownership-work, characterized by the economic use of the property owned, through from work. This is the factor with the greatest influence on the recognition of ownership by the State, being a preponderant characteristic of property. (FERREIRA MARQUES; BENEDITO, 2016)

FINAL CONSIDERATIONS

So far, studies have been carried out to identify the possibilities of land regulation, as well as agrarian law has also been the object of study. In addition, interviews with rural landowners were carried out, with the purpose of elaborating a survey about the reasons why irregular areas still exist in our region. Finally, it is intended to deliver pamphlets with the aim of informing about the importance of land regulation, as well as instructing rural

landowners about the means available to carry out the regulation of the rural area. Therefore, the development of the project will contribute to the association of studies carried out with practice, in addition to bringing benefits to society, such as the regulation of irregular lands.

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