



Youth and young farmers' workshop

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Group 2 – Access to land for young people

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ENRD *Connecting Rural Europe*
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Main issues and challenges identified

How to ensure access to land for young people? Should access to both public land and private land be considered?

Access to land is the central issue for the future of farming in Europe and life in the countryside. The situation varies significantly between countries.

Challenges and obstacles include:

- Price of land. Land is expensive for young farmers and small-scale farming all over Europe. Renting it is also difficult and expensive. Some countries, such as Scotland, have specific problems with the rent system. These problems are worsened by the difficulty in accessing credit.
- Tax regimes: no differential taxes for landowners as well as no preferential tax regime for small farms are envisaged.
- People use the rights, but not the land - Pillar I support distorts the land market
- EU regulations - competition rules



Moreover, it was highlighted that farming is easier in some countries than in other (Catalonia, Spain vs 30 km away in France) due to some differences in national regulations.

Follow-up actions proposed:

✓ Legal tools

- Revision of EU/national legislation
- Remove subsidies for large landowners who are not using the land or not selling the produce of the land
- Promote general and standard land laws/regulation

✓ **Fiscal and financial tools**

- Tax free sales of land when selling to small-scale farmers?
- Promote and support soft credits for young and small farms
- Cheaper loans supported by the EU/state (low interest rate, period of grace) for new entrants, young farmers, start-ups, small-scale farmers
- Higher tax for unused/surplus land

✓ **Land distribution**

- Land banks
- Fair distribution of entitlements

