

Guidelines for the social organization of property

These are guidelines and instruments to guide the processes of social organization of property and the rural land market.

The guidelines projected by UPRA for the OSPR are adopted by the following regulations:

Resolution 128 of 2017.

Through this, (i) the foundations for the formulation of public policy for Land Management in relation to agricultural use are adopted, and consequently (ii) the policy for Productive and Social Organization of Rural Property (OPSPR) is established. These policies guide the country in terms of agricultural sector planning and management, with the aim of contributing to the efficient use of land and rural agricultural development.



*Document:
Resolution 128 of 2017.*

[You can access the document here](#)



Resolution 128 of 2017 is supported by the attached guidelines developed by UPRA, such as:



*Land Management for
Agricultural Uses. Foundations for
the Formulation of Public Policy.*

[You can access the document here](#)



*Policy Guidelines for Productive
and Social Organization of Rural
Property.*

[You can access the document here](#)



Resolution 129 of 2017.

Through this resolution, the guidelines for territorial planning and management through mass property sweeping by the National Land Agency (ANT) are adopted. This is carried out through the Rural Property Social Organization Plans (POSPPR). In this context, this resolution adopts the guidelines for the preparation, approval, and execution of the POSPPR as part of the public policy for social property organization, in harmony with the policy for productive and social organization of rural property.

This document defines the scope of POSPPR, establishing them as an operational instrument that coordinates institutional action at the national, regional, and local levels for the development of programs, projects, and actions aimed at organizing equitable land distribution and rural land access, property regularization, and the consolidation of the rural land market, promoting its use in compliance with the social and ecological function of property to strengthen social, cultural, and territorial cohesion.

Resolution 129 of 2017 is supported by the attached guidelines developed by UPRA:



*Document: Guidelines for the
Preparation, Approval, and
Execution of Rural Property
Social Organization Plans.*

[You can access the document here](#)



Resolution 130 of 2017

Through this resolution, the methodology for territorial targeting for the execution of the public policy for social organization of rural property in the mode of mass property sweeping to be carried out by the National Land Agency (ANT) is adopted. This methodology determined variables to be used for the territorial targeting of public policy, so as to establish the priority order of the targeted areas to be addressed through the mode of property sweeping. These variables address social, population, cadastral, post-conflict, public policy implementation, and municipal and property-level information.

This resolution also establishes a Technical Committee for Territorial Targeting of the public policy for Social Organization of Rural Property, which, based on the defined methodology, monitors, evaluates, and adjusts such territorial targeting based on the variables used in the models and new variables affecting OSPR. This document defines a list of municipalities and maps identifying the targeted areas obtained from the application of the targeting methodology resulting from the joint exercise conducted by the Ministry of Agriculture and Rural Development (MADR), the Rural Land Planning and Agricultural Land Use Adjustment Unit (UPRA), and the National Land Agency (ANT).

Resolution 130 of 2017 is supported by the attached guidelines developed by UPRA:



Document: Guidelines and technical criteria for the territorial targeting of the public policy for Social Organization of Rural Property.

[You can access the document here](#)



Resolution 383 of 2019.

Through this resolution, the guidelines for the design, implementation, administration, and operation of the Rural Land Observatory (OTR) are adopted. The OTR is an instrument of MADR in operation under the responsibility of the National Land Agency (ANT), which facilitates the understanding of real estate market dynamics, its causes and effects on concentration, uneconomic fragmentation, and informality in rural land ownership and tenure. This observatory enables MADR and its affiliated and linked entities to design, implement, monitor, and evaluate public policies for rural land within the framework of their institutional competencies.

Resolution 383 of 2019 is supported by the attached guidelines developed by UPRA:



Document: Guidelines for the Design, Implementation, Administration, and Operation of the Rural Land Observatory of the Ministry of Agriculture and Rural Development under the responsibility of the National Land Agency.

[You can access the document here](#)



Resolution 239 of 2021.

Through this resolution, the Ministry of Agriculture and Rural Development (MADR) adopts the 'Guidelines and criteria for granting the Comprehensive Land Access Subsidy (SIAT).' As support for this process, UPRA (2020) consolidated and projected the document with the technical and legal guidelines and criteria necessary for the implementation of the land access program called the Comprehensive Land Access Subsidy (SIAT), as stipulated in Decree Law 902 of 2017. This program promotes the implementation of the Comprehensive Rural Reform (RRI) outlined in the Final Peace Agreement regarding land matters, specifically the procedure for access and formalization and the Land Fund.

In this context, SIAT was created as a mechanism for land access, providing a non-refundable state contribution that can cover up to one hundred percent (100%) of the land's value or the financial requirements for the establishment of the productive project for the subjects referred to in articles 4, 'Subjects of land access and free formalization,' and 5, 'Subjects of land access with partially free formalization,' also outlined in Decree Law 902 of 2017, dated May 29, 2017.

In addition to the creation of SIAT, it was determined that it would be established by the National Land Agency (ANT) following the guidelines and criteria defined by the Rural Land Planning and Agricultural Land Use Adjustment Unit (UPRA), adopted by the Ministry of Agriculture and Rural Development, according to article 29 ibidem.

Resolution 239 of 2021 is supported by the attached guidelines developed by UPRA:



Guidelines and criteria for granting the Comprehensive Land Access Subsidy (SIAT).

You can access the document here.



Resolution 265 of 2021.

Through this resolution, the Ministry of Agriculture and Rural Development (MADR) adopts the reference commercial land values (VCRT) for the land purchase allocation of the Comprehensive Land Access Subsidy, in relation to the provisions given in Resolution 239 of 2021. As support for this process, UPRA (2021) consolidated and projected the document with the analyses aimed at constructing a proposal for reference commercial land values (VCRT) for updating the maximum value for land purchase under the Comprehensive Land Access Subsidy (SIAT) and the differential caps in accordance with the stipulations in Article 2.14.22.5. Value of the Comprehensive Land Access Subsidy of Decree 1330 of 2020 issued by MADR and Resolution 239 of 2021.

Resolution 265 of 2021 is supported by the attached guidelines developed by UPRA:



Reference Commercial Land Values (VCRT).

You can access the document here

