



SUCCESS STORY

A Farmer's Confidence in His Future

Fostering secure tenure for land users in Tajikistan



Abdujabbor Zogakov applies for a certificate documenting his land use rights at the state registration office in Tajikistan's Dusti District.

"I will surely tell others the importance of registering the land plot. It makes you feel confident in your future."

— Abdujabbor Zogakov

Telling Our Story

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Farmers around the world work hard to ensure a productive harvest, and Abdujabbor Zogakov is no exception. With 1.15 hectares in Tajikistan's Dusti District, Mr. Zogakov grows grain and cotton to provide food and income for his family of 12. He was at risk of losing the fruits of his labor, however, because he lacked a certificate documenting his property rights.

From 2016 to 2020, the *Feed the Future Tajikistan Land Market Development Activity* worked with the State Unitary Enterprise for the Registration of Immovable Property (SUERIP) to streamline the process for land users to formalize their land use rights. This included promoting key regulations, which led to national implementation of a single-window approach and automated registration system. Together, these reduced the cost and time required to register land by 50 and 30 percent, respectively. The *project* also raised awareness among farmers through local partners — such as a network of tashabbuskors, or local land activists — on the importance of registering land.

"Before, I was not in a rush to register [my land]," recalled Mr. Zogakov. The process was unclear, and he did not understand why it was important. After seeing his neighbors obtain certification, though, Mr. Zogakov decided to gather more information, leading him to an LMDA-facilitated public private dialog event that changed his perspective.

"Our local tashabbuskor, Mr. Izzat Burhonov, and SUERIP specialists started to explain the purpose of this meeting, and I realized the importance of registering my land plot I understood that my land could be taken out from me, or I could be fined for the illegal use of the land."

Armed with this information, Mr. Zogakov visited his local land registration office to receive a certificate. There, he found that his small investment yielded a significant return: confidence and security in his family's future. *"I registered my land plot in a very short time and at affordable price! Now I have a certificate for my land plot and feel secure and confident. I will work for the future of my family and children and be the only owner of the harvest."*

With the *project's* assistance, SUERIP registered 2,508 parcels into the state land administration system and issued 12,672 land use right certificates. Though a simple document, each certificate provides farmers such as Mr. Zogakov with increased confidence in their secure land tenure, spurring greater investment in farmland and increased productivity in Tajikistan's agricultural sector.