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The U.S. Government's Global Hunger & Food Security Initiative



FEED THE FUTURE **TAJIKISTAN** LAND MARKET DEVELOPMENT ACTIVITY

FINAL REPORT

NOVEMBER 2016 – SEPTEMBER 2020



USAID
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ACRONYMS

ABT	Association of Banks of Tajikistan
AIA	Association of Independent Appraisers
ARS	Automated Registration System
COA	Council on Appraising
COVID	Coronavirus Disease
EOP	Executive Office of the President of the Republic of Tajikistan
FTF	Feed the Future
FY	Fiscal Year
GBV	Gender-Based Violence
GOTJ	Government of Tajikistan
IMWG	Inter-Ministerial Working Group on Land Policy
LAC	Legal Aid Center
LLC	Limited Liability Company
LMDA	Feed the Future Tajikistan Land Market Development Activity
LRF	Land Reserve Fund
LRFRP	USAID Land Reform and Farm Restructuring Project
NBT	National Bank of Tajikistan
NGO	Nongovernmental Organization
PO	Public Organization
ROA	Regulation on Right of Alienation
SIC	State Investment Committee
SEC	Supreme Economic Court
SLC	State Land Committee
STARR	Strengthening Tenure and Resources Rights IQC
SUERIP	State Unitary Enterprise for Registration of Immovable Property
TOT	Training of Trainers
USAID	U.S. Agency for International Development
USG	United States government
ZOI	Zone of Influence



“I saw the opportunity to run my own farm, discussed this with my family, and they agreed, happy to see my enthusiasm and initiative I was afraid at first. I had no idea, but Tashabbuskor Norbekova helped me through the whole process. I tell other women, don’t be afraid to ask the Tashabbuskor for help. Anything is possible ... even as a woman you can become the head of a dehkan farm.”

At 25 years old, Salomat Chorlieva (left) became the first women in Khatlon Region’s Dusti District to complete the land registration process and receive a certificate as head of her farm. She received support in this from, Aysifat Norbekova (right), a local activist supported by the *Feed the Future Tajikistan Land Market Development Activity* to empower farmers to understand and exercise their rights under Tajikistan’s emerging land market.

Cover photo: Zebogul Jalolova stands between rows of corn at dehkan farm Tuhmi Parvar 2020, in Jayhun District. Zebogul and 25 other farmers received their land shares, thanks to the help of Jayhun legal aid center attorneys.

EXECUTIVE SUMMARY

Tajikistan has historically faced significant dissonance between the importance of agriculture and the availability of land, with 70 percent of the population living in rural areas, and 20 percent of gross domestic product from agriculture — yet the country has only 7 percent arable land. Limited access to clean water, poor irrigation systems, and lack of agricultural diversity have further threatened food security and economic livelihoods.

The U.S. Agency for International Development (USAID) has been steadfast in its support of Tajikistan’s land reform process — from increasing farmers’ awareness of their freedom to farm whatever crops they wish; to the reorganization of large-scale commercial farms into more efficient dehkan farms; to revising and introducing legislation to provide better and more equitable access to land. All of these have contributed to a steady increase in the interest of farmers to buy and sell land. From November 2016 to September 2020, the *Feed the Future (FTF) Land Market Development Activity (LMDA)* increased Tajikistan’s agricultural competitiveness and self-reliance by facilitating the emergence of a functioning, gender-equitable land market.

Focusing on 12 target districts in Tajikistan’s Khatlon Region — the Zone of Influence (ZOI) — *LMDA* worked through four mutually reinforcing tasks to advance reforms, strengthen private and public sector capacity to support the emerging market, and improve awareness among Tajik citizens of their rights and how to defend them.

- 1. Improved land policy** was achieved in the form of new laws, regulations, and administrative processes, providing greater clarity and protection of land use rights. In total, *LMDA* helped advance 14 legal instruments, and shepherded three laws to the President of Tajikistan’s approval: amendments to the Law on State Registration and Mortgage Law, and the new Appraisal Law. With these new laws, land plots are now legally defined as immovable property objects that may be used in civil transactions — such as sales or mortgage collateral — at market value. The *project* also built political will for the passage of the Regulation on the Right of Alienation (ROA) and Rules on Transacting with Land Use Rights in the Land Use Rights Market, which will lay the foundation for a primary and secondary market for land use right transactions.
- 2. Market-based principles** were strengthened as a part of Tajikistan’s emerging land market. Tajikistan conducted its first lease auctions for the state-managed Land Reserve Fund (LRF), resulting in approximately \$102,167 in additional local government revenue and a proof-of-concept for rollout to the rest of the country. The *project* also established private and public sector organizations that are dedicated to developing the appraisal industry, facilitated training for 49 new appraisers — including Tajikistan’s first seven women appraisers — and worked with these groups to establish national standards and methodologies for valuation of land based on international best practices.
- 3. Registration of land use rights** in Tajikistan was revolutionized with the nationwide rollout of a single-window model and automated registration process. The elimination of paper-based processing led to a 50 percent and 30 percent reduction in time and cost, respectively, to register land. This facilitated 12,672 individuals receiving a certificate documenting their land rights, of which 97 percent felt secure in their land tenure as a result. Furthermore, the State Unitary Enterprise for Registration of Immovable Property (SUIERP) received significant capacity building to improve its ability to provide accurate land data to the public, including through innovative land survey technologies using drone

imaging and ArcGIS software. This data is a critical component of the land market that allows farmers and commercial entities to easily assess the risk and value of a potential investment.

4. **Awareness and protection of land rights** was strengthened with robust outreach and training efforts that reached 140,522 land users and government officials. Directly and through legal aid center (LAC) partners, *LMDA* provided 35,919 individuals with legal assistance, leading to the return of 857 hectares of land and the resolution of 126 court cases to the benefit of 842 farmers defending their rights. The centers also developed the means to become sustainable, without reliance on donor funding. Tajikistan's network of land right activists — *tashabbuskors* — formally registered as a nongovernmental organization (NGO) and gained the means to pursue additional donor funding to continue as a key hub for information for rural populations.

All tasks incorporated the voices and leadership of women who, as the majority of Tajikistan's agricultural workforce, stood the most to gain from and contribute to the reform process. *LMDA* followed a multichannel approach to achieve this, which included reviewing 10 pieces of proposed legislation to ensure gender equity; facilitating the hire and training of seven women appraisers; nearly tripling the number of women LAC lawyers from five to 14; increasing the number of women registrars in *SUERIP*'s regional offices in the *ZOI* from three to eight, and from eight to 38 in all of Tajikistan; and supporting a steady stream of information and legal protection resources so that women farmers knew their rights and how to defend them. Women represented 49 percent of the 56,000 project beneficiaries who received documented property rights; 62 percent of the 140,522 individuals trained; and 44 percent of the 35,919 individuals who received legal aid. Between 2017 and 2020, the number of women-led *dehkan* farms registered annually increased 24 times, from 22 to 528.

LMDA met or surpassed all of its performance indicators while promoting the establishment of a functional agricultural land market based on market principles and gender equality in rights and processes. As a result, Tajik farmers now possess unprecedented opportunity to control of their own economic livelihood. This remains a watershed achievement for Tajikistan, which has — with *USAID*'s assistance — advanced significantly along the path toward greater economic self-reliance and resiliency by strengthening and protecting land tenure for all of its citizens.

I. APPROACH AND IMPACT

LMDA’s approach was designed to identify and address barriers to the development of a land market with proper rights, and the gaps in knowledge needed to capitalize on the next wave of land reforms. The project’s integrated strategy included 1) accessing expert support from international and local land market specialists to develop the legal basis for land market development; 2) capacity building initiatives to introduce market-based principles to state and local level public officials and private sector entities; and 3) wide-ranging public awareness initiatives to encourage demand for a functioning market in land use rights, and protection of those rights. The project’s overall approach was informed by achievements and lessons learned from the USAID Land Reform and Farm Restructuring Project in Tajikistan and other projects that have supported the country’s land reform process.

Activities centered on 12 target districts in Tajikistan’s Khatlon Region: Kushoniyon, Jomi, Dusti, Khuroson, Nosiri Khisrav, Qubodiyon, Jayhun, Jaloliddini Balhi, Levakant, Shahritus, Vakhsh, and Yovon. Khatlon has Tajikistan’s highest rates of under-nutrition and the largest number of people living in poverty; it also possesses adequate water and high-quality land, presenting great potential for increased agricultural production and income.

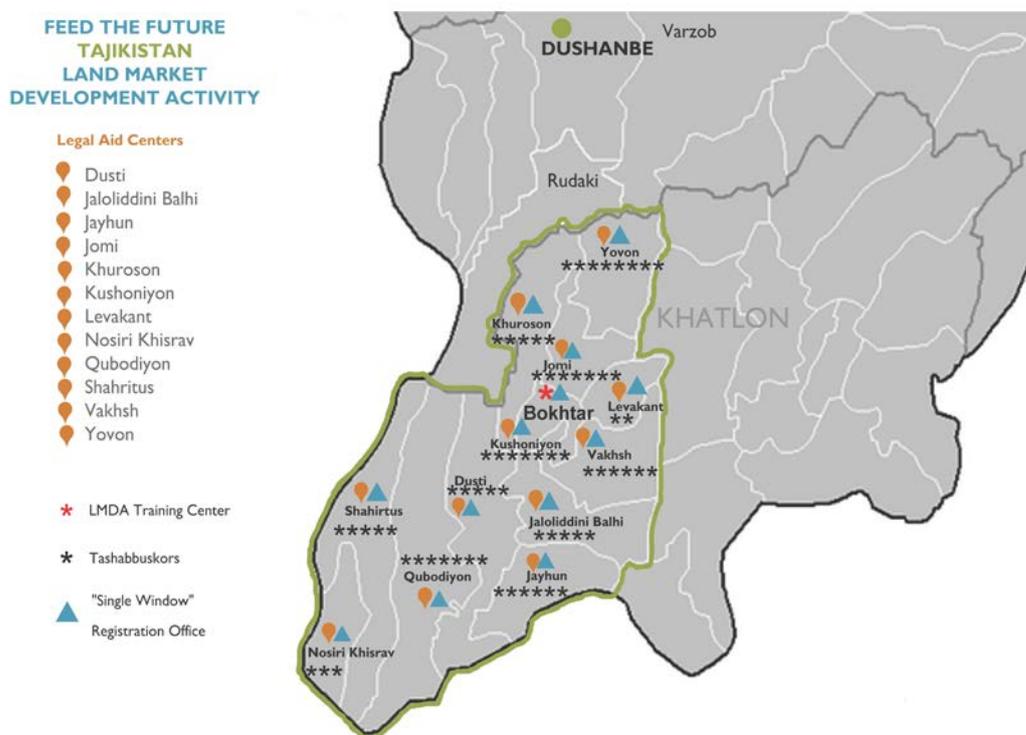
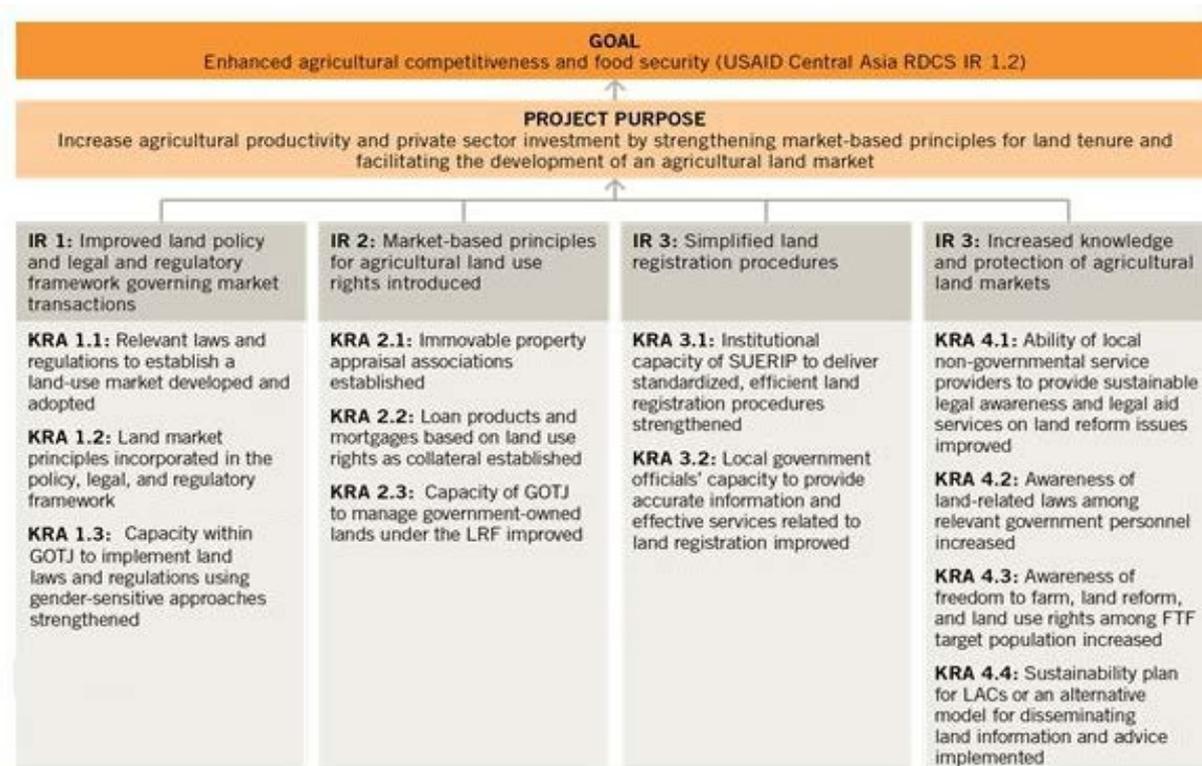


FIGURE 1: MAP (ABOVE) SHOWING LMDA TARGET AREA, WHICH CONSISTS OF 12 DISTRICTS WITHIN TAJIKISTAN’S KHATLON PROVINCE

LMDA’s end-of-project vision — to ensure that agricultural land is put to its most productive use with the establishment of a market in which rural citizens can transact land use rights — has been accomplished by promoting market-based land tenure principles that allow land use rights to be formally registered and protected at lower cost and time than before, and to be transferred through transparent, easy-to-use mechanisms. Specifically, this included 1) updating Tajikistan’s land policies; 2) developing private sector service providers to support the emerging land market; 3) streamlining and simplifying land registration

procedures with the establishment of modern, automated registration offices; and 4) ensuring that land users — especially women — and government officials are aware of changes in land policy and issues pertaining to Tajikistan’s emerging land market.

FEED THE FUTURE **TAJIKISTAN** LAND MARKET DEVELOPMENT ACTIVITY (LMDA) RESULTS FRAMEWORK



The project’s success rested on its ability 1) to leverage lessons learned from USAID’s broader regional experience in supporting land reform and market development in Central Asia; 2) to identify local champions who are able to advance understanding and protection of land use rights at the grassroots level; and 3) to secure political buy-in from government institutions for the land reform agenda. Most importantly, Tajikistan’s progress toward a land market has consistently been underpinned with consideration that the more equitable the policy and rules governing the market are, the broader the opportunities will be for citizens — and with that, increased economic potential, gain, and resilience.

II. KEY TASKS

I. IMPROVE LAND POLICY, LEGAL, AND REGULATORY FRAMEWORK GOVERNING MARKET TRANSACTIONS



Mahmud Gafurov, the head of dehqan farm Zafarobod, used to fulfill his tax obligations in person at a distant government office, requiring three days and 200 Tajik Somoni in travel costs. After attending a LMDA-facilitated event, however, he and 6,782 other farmers transitioned to paying electronically via mobile phone. Through its policy work and public education efforts, LMDA advanced a strong and straightforward legal framework for the land market for those it served.

I.1 BACKGROUND

Tajikistan's emerging land market required revision of the legal framework that governs the protection and transfer of land use rights. Although significant progress had been made through previous USAID-funded efforts — such as the passage of the Law on Dehqan Farms — by the start of LMDA, there remained several key pieces of legislation based on Soviet-era principles which prevented the transfer of land use rights between individuals, valuation of land based on market value, and consistent interpretation and application of rights because of contradictory language.

To remedy this, LMDA cooperated with Government of Tajikistan (GOTJ) entities and an Inter-Ministerial Working Group (IMWG) to advance several key pieces of legislation. Through

Task 1 Results Achieved

- Amended State Registration Law and supporting rules and procedures implemented.
- Mortgage Law amendments adopted.
- Appraisal Law approved.
- ROA and rules on transaction with land use rights drafted and advanced through GOTJ review
- Long- and short-term land policy concepts and strategies drafted.
- Land Appraisal Law and associated procedure drafted.
- Amendments to the Lease Law and Land, Civil, and Tax Codes analyzed and drafted.

the IMWG, *LMDA* coordinated with key government partners and addressed concerns that were encountered throughout the policy development, concurrence, and approval processes.

Two legal instruments, in particular — the ROA and Rules on Transacting with Land Use Rights in the Land Use Rights Market — would play critical roles for the eventual market, establishing primary and secondary markets for land use rights. Despite the fact that the adoption of these decisions was laid down in the 2012 Land Code, the complex policy environment has led them to not yet be adopted. *LMDA*'s policy reform work, therefore, focused primarily on these two regulations.

Multiple other laws and regulations required revision and harmonization to sufficiently underpin the market. This included ensuring appropriate appraisal, taxation, and management of Tajikistan's market based on market principles; streamlining land use right registration procedures; and creating a mechanism for the use of land as collateral for mortgages and credit.

I.2 APPROACH AND RESULTS

The *project* used a multifaceted approach to advance Tajikistan's land reform process, leveraging positive working relationships with the IMWG, state agencies, private sector, and other donors to develop and promote legislation. *LMDA* engaged long-term specialists and recurring short-term experts to strengthen IMWG capacity in several areas: to lead the process of drafting legislation based on international best practices, to respond to questions and concerns from GOTJ stakeholders, and, ultimately, to submit drafts for approval. In total, the *project* developed and advanced 14 laws and regulations (see box).

To ensure reforms worked for all land users — men and women — *LMDA* supported the IMWG to review all advanced legislation to ensure proper integration of gender concerns. Further, *LMDA* leveraged local partner networks to build grassroots awareness and support for policy changes among stakeholders, which range from vulnerable populations — such as women, disabled, and youth farmers — to private sector representatives, to local government officials who are responsible for implementing new laws.

The *project* used a variety of methods for this outreach, including traditional mass media and newsletters, workshops and seminars, and practical training facilitated by grantees. To create a feedback loop to propel the evolution of Tajikistan's land reform process, *LMDA* also facilitated formal and informal dialog between the GOTJ and land users. These discussions examined challenges that inhibited the development of an effective land market in areas relating to taxation, registration and protection of land rights, and effective management of land.

Key Result I.1. Develop and adopt relevant laws and regulations to establish the land use market, based on careful gender analysis incorporated into the legislative and regulatory process.

Collaboration with the Inter-Ministerial Working Group on Land Policy

LMDA's efforts to advance key pieces of legislation related to the emerging land market were directed through the IMWG. At the start of *LMDA*, the IMWG — which had coordinated with the USAID Land Reform and Farm Restructuring Project (LRFRP) — was no longer active, making its reformation a top priority for the new *project*. On June 6, 2017, a new working group was established by the Executive Office of the President of Tajikistan (EOP) at the request of the *project*. The group included high-level representatives from key

ministries, the EOP, and Parliament. The following week, the IMWG developed and approved its first annual work plan, which reflected a mandate to support the drafting, amendment, and implementation of legislation and bylaws; lead policy reform initiatives; and ensure that new policies and laws protected women's rights, promoted equality, and represented the interests of smallholder farms. Throughout the life of the project, *LMDA* facilitated 17 IMWG meetings and retreats, as well as informal consultations with IMWG members on legislation and policies that were being developed.



LMDA's policy team and the IMWG meeting with Zarif Alizoda, legal advisor to the president, in June 2019 after his appointment as the chair of the IMWG. Through its membership, the IMWG had a direct connection to several key ministries and offices within Tajikistan's Executive Office, facilitating cooperation in the passage and amendment of laws associated with the emerging land market.

Despite the frequent turnover of working group members due to reassignments to other state positions, *LMDA's* coordination with the IMWG played a significant role in promoting the legal acts necessary to advance the land market.

Mortgage Law Amendments

In November 2016, at the start of *LMDA*, the draft Mortgage Law had been reviewed by the GOTJ and submitted to Parliament for approval. Key points of the Law, however — including the application of market value for land plots instead of the Soviet-era practice of using a nominal cadastral value, as well as provisions that allowed using land as collateral — had been removed from the draft submitted to Parliament.

Recognizing that these omissions would dramatically inhibit the practical application of the Law, project specialists worked with the IMWG in *LMDA's* first year to return these points through an amendment to the draft Law. This required coordination with the National Bank of Tajikistan (NBT), the state-authorized body that is responsible for changes to the Law, as well as the Association of Banks of Tajikistan (ABT), which analyzed the need to legally define market value of land plots in the Mortgage Law. By the end of the *project's* first year, the IMWG agreed to revert the language in the draft Law to include the removed sections on market value and use of land as collateral.

In Fiscal Year (FY) 2018, the *project* collaborated with the IMWG and other state bodies to secure concurrence and support for the amendments. Because the revision of the draft Mortgage Law triggered the need for updated concurrence from relevant ministries and state agencies, the IMWG began working with NBT representatives to recirculate the draft Law to the GOTJ for approval. First, the IMWG cooperated with *LMDA* to prepare a complete draft Mortgage Law amendment and submitted it to the NBT. The NBT confirmed its agreement to amend the Mortgage Law, and in August 2018, a Mortgage Working Group under the NBT was established. Over the following months, the draft Mortgage Law amendment was finalized and submitted by the NBT to the appropriate ministries and agencies for initial approval.

At the start of FY 2019, *LMDA* assisted the NBT to finalize the draft amendments after two rounds of comments from relevant GOTJ entities. The comments resulted in minor changes

and final concurrence from all parties. In March 2019, the NBT submitted the amendments to the Mortgage Law to the GOTJ for approval.

In addition to helping NBT manage the processes above, *LMDA* played a critical role in addressing state entity concerns regarding the revision, such as a proposal to apply cadastral value — rather than market value — to land when assessing its use as collateral. Under Soviet-era legislation, land was assessed using cadastral value, a normative value set by the state that did not necessarily reflect actual market value. As a result, farmers were unable to secure sufficient credit based on their actual land value, and financial institutions were unable to accurately assess risk when providing credit based on cadastral value. *LMDA* assisted the *IMWG* to prepare a legal justification for submission to the NBT to support the use of market value, which led to its retention within the law and the receipt of concurrence from all relevant state entities at the start of FY 2020.

The key amendments to the Mortgage Law include:

- enabling parties to a mortgage agreement to independently determine the terms of the agreement, including the market value of land use rights and the methods of selling mortgaged property;
- increasing the role of independent appraisers in evaluating land collateral; and
- simplifying a more effective and less expensive mechanism for out-of-court sale of collateral based on the terms specified in the agreement between the parties.

Between November and December 2019, the draft Mortgage Law amendments were submitted to and approved by Parliament, and adopted on January 2, 2020, after receiving approval by the President of Tajikistan. After adoption of the Law, *LMDA* launched an informational campaign and training for farmers and specialists of credit organizations, with tailored language based on the audience and materials disseminated through the *project's* partners, such as the Tashabbuskor Network. The full impact of the Mortgage Law will be recognized after the approval of the ROA and Appraisal Law, which will collectively enable land use rights to be used as collateral.

Internal Mortgage Procedures for Financial Institutions

In FY 2018, while promoting GOTJ concurrence with the revised Mortgage Law, *LMDA* collaborated with financial institutions to facilitate the development of private sector frameworks for the mortgage of land use rights. This work was launched in a January 2018 roundtable that convened 24 financial institution representatives to discuss challenges associated with the mortgage of land use rights and institutional procedures.

The event built consensus among participants on the need to update the internal mortgaging procedures of financial institutions once the Mortgage Law was approved.



Valeriy Kim, an ABT lawyer, presents the draft regulation on providing loans secured by land use rights to the working group.

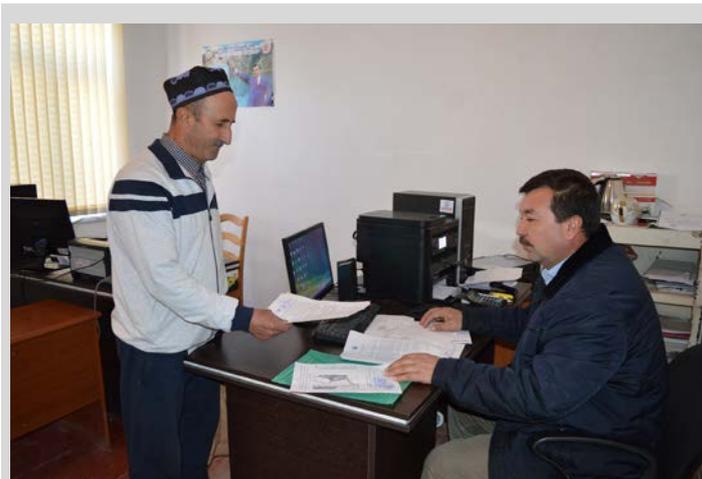
After approval of the Mortgage Law in January 2020, ABT established a Working Group for Developing Internal Mortgage Procedures, which includes 24 representatives from the GOTJ

and various private financial institutions. In February 2020, with *LMDA* support, the working group developed a draft regulation to govern the use of land rights for collateral, which will allow credit organizations to implement the Mortgage Law in issuing loans and establishing agreements with clientele. As part of this process, *ABT* presented the final draft regulation to relevant partners from banks and credit institutions outside the working group, before the regulations were submitted to the *NBT* in April 2020.

In May 2020, the *NBT* informed *ABT* that it had incorporated the regulation through an amendment to an administrative instruction that governed the procedure for granting credit and accruing interest in credit organizations. After the *ROA* and instruction are approved, banks will consider land use rights with the *ROA* as a pledge to provide a loan secured by property. These amendments are expected to be adopted in December 2020.

Law on State Registration Amendments

At the start of the *project*, the *GOTJ* was reviewing draft amendments to the State Registration Law, which had been developed with the support of *LRFRP*. To support passage and adoption of the amendments, during FY 2017, *LMDA* supported the State Land Committee (*SLC*) to develop a justification for the proposed amendment and harmonize it with relevant ministries and agencies. By January 2018, the amendments had been approved by the *GOTJ* and entered into force. The amendments defined land plots as immovable property objects for the purposes of



LMDA's policy work facilitated improvements in Tajikistan's land registration process. This saved time and money for land users seeking to register their land, such as *Abdujabbor Zogakov*, a farmer from *Gardi Gulmurod Jamoat* in *Dusti District*. After receiving a certificate, *Abdujabbor* feels more secure in his ownership of his land use rights and farm's harvest.

civil transactions, such as a sale agreement; introduced terminology regarding the use of land use rights with the *ROA* within the primary and secondary land markets; and streamlined registration recordkeeping and archiving by replacing a general registration book with individual cards kept in each entity's registration files, as well as by the assignment of unique cadastral numbers to immovable property, which can be changed only when land plots are divided or combined.

In addition, *LMDA* supported the completion and adoption of associated procedures for implementing the amended State Registration Law. On January 19, 2020, the procedures were approved, less than three weeks after the President had signed the amended Law into effect.

Civil Code Amendments

Since 2016, *LMDA* has worked with the Civil Code Working Group in its work to amend to Tajikistan's Civil Code, given the Code's governance of civil transactions within the land market. This has included proposals to amend the code to define land plots as immovable property for the purposes of civil transactions; harmonize the definitions of land use rights and the *ROA* with other legislation; define land servitude; and include lease of land as a separate section within the Code, which will replace the existing Lease Law. All of these

proposals have been included in the current draft of the Civil Code, which is expected to be finalized and approved by the GOTJ in 2021.

Right of Alienation

The Constitution of Tajikistan states that all land in the country is owned by the government, with no private ownership. While amendments to the Land Code have strengthened the security of land use rights and introduced the concept of alienation of those rights (i.e., the right to buy, sell, mortgage, lease, donate, or transfer the rights to use specific land plots) over time, the eventual finalization of a market depends on passage of the ROA, which would guarantee farmers the right to use their land use rights in transactions. In addition, without the ROA, farmers may use only the land plots they have, limiting expansion and the free flow of economic resources. LFRP successfully established consensus among the IMWG in terms of the need for ROA to be approved; by the end of that project, a draft regulation had been submitted by the SLC to the relevant GOTJ ministries and agencies for ultimate approval.

Throughout implementation, *LMDA* consistently supported the advancement of the ROA, a cornerstone regulation of the land market that would authorize the leasing, mortgaging, transfer, or transacting with a registered land parcel by its current user. When implemented, the ROA would cover all of Tajikistan's land, organized into two categories as prescribed by the country's land code:

- Lifelong land use rights with inheritance, which is the most common type of land use right in Tajikistan, typically held by *dehkan* farm members and constituting approximately 70 percent of the land registered.
- Land use rights with unlimited duration, which is typically held by legal entities such as cooperatives or Limited Liability Companies (LLCs).

In FY 2017, *LMDA* worked with the IMWG to develop a strategy for presenting the draft ROA to the GOTJ for consideration. At that time, the IMWG agreed to develop two separate ROA regulations, one for each of the categories described above. By July 2017, the IMWG had reviewed the first regulation, applicable to lifelong inheritable land use.

In 2018, the SLC suggested the creation of a single ROA regulation that covered lifelong land use rights with inheritance and unlimited duration land use rights — rather than two separate legal instruments — as a preferable approach due to stipulations in Tajikistan's land code. On June 19, 2018, the SLC presented the IMWG with a revised draft of the regulation, to which all members concurred. The draft ROA included provisions that would automatically provide the ROA to land users who had already registered their land — without additional action or payment required — and ensured that anyone who registered their land after the regulation's adoption would receive the same.

In July 2019, the SLC submitted the draft ROA to the GOTJ for review and approval. During its review, the GOTJ raised the question of how to define minimum and maximum sizes of land that would be subject to the ROA. This question was particularly important because Tajikistan's Land Code empowered the GOTJ to determine minimum and maximum size of land plots subject to ROA, and it protected against monopolization of arable land resources, which covered only 7 percent of the entire country's land size.

LMDA assisted the IMWG and SLC to determine a suitable methodology for defining these parameters. The parameters included market-driven practices — using established land share and actual land plots held by land users at the district level to determine minimum sizes, and establishing leasing arrangements for those wishing to hold higher volumes of land.

After these discussions, the IMWG decided that the regulation of minimum and maximum size of land plots should be regulated by a separate decree, apart from ROA.

In May 2020, the SLC sent the draft ROA with these changes to key ministries and departments for reapproval. Final comments are expected in Fall 2020, after which the SLC will submit the draft to the GOTJ for final approval. Donor support and political will from the GOTJ will continue to be critical for the successful promotion and eventual passage of the ROA.

Rules on Transacting with Land Use Rights in the Land Use Rights Market

In addition to the ROA, Tajikistan's land market requires a regulatory foundation for a secondary market that allows the sale, exchange, and donation of land between citizens as a civil transaction. In April 2016, a draft of this regulation — the Rules on Transacting with Land Use Rights in the Land Use Rights Market — had been developed and submitted to the EOP with support from LRFPR. In November 2016, however, the draft was returned with requests for improvements and harmonization with other legislation.

Over its implementation, *LMDA* supported SLC to respond to four rounds of comments and requests for further analysis from the GOTJ relating to passage of this regulation. In its responses, *LMDA* successfully leveraged a collaborative relationship with the SLC and SUERIP to prepare the necessary justifications and secure support from relevant ministers and departments. *LMDA*'s specialists also helped to harmonize the regulation with other legislation, such as the ROA.

As of the end of the project, SLC has — with *LMDA* support — submitted a draft responding to all EOP questions to the GOTJ, which is currently under consideration.

Land Code

To prevent inconsistencies between Tajikistan's Land Code and other legislation, *LMDA* established a working relationship with the Ministry of Justice (MOJ) Land Code Working Group. The *project* made recommendations on the categorization of land for inheritance and applicability of ROA; consistency with the State Registration Law in establishing land use



The project leveraged a broad coalition of GOTJ partners at the national and ministry levels through a series of formal and ad hoc consultations to build and secure buy-in for key pieces of legislation. Pictured at top, LMDA's Policy and Legal Drafting Specialist meeting with Ministry of Justice and SUERIP representatives to discuss the ROA. Pictured at bottom, IMWG member Alimardon Azimzoda, Deputy Head of the EOP's Department of Agriculture and Environmental Protection, discussing the Rules on Acquiring Land Use Rights on Land Market at an IMWG meeting facilitated by the project.

rights as confirmed and documented through a SUERIP-issued certificate; and eliminating contradictions between the Land Code and Tax Code. The Land Code revision remains underway, with the working group taking *LMDA's* recommendations into consideration.

Law on Lease

All types of lease agreements in Tajikistan — including those for land use rights — are governed by the Law on Lease. As with other legislation, however, the law relies on Soviet-era practices that did not align with the emerging land market. Further, considering that lease arrangements are classified as a civil transaction, the existence of the Law on Lease complicated Tajikistan's ongoing amendment of its Civil Code. As part of its work with the IMWVG, *LMDA* provided analysis to secure IMWVG agreement to invalidate the existing Lease Law upon approval of the Civil Code amendments, expected to occur in 2021.

Key Result 1.2. Land market principles incorporated in policy, legal, and regulatory framework.

Tax Legislation Amendments

To ensure the emerging land market fully unleashed the economic potential of Tajikistan's land resources, *LMDA* conducted an analysis of the taxation climate for dehkan farms to assess its transparency and promotion of inclusive governance, in particular, for women farmers. In its existing state, tax legislation did not align payment dates with harvest seasons — when farmers were most able to make payments — and did not take into account the type of value of land being taxed.

Additionally, the existing model discouraged proper registration of all land user shares with the state because dehkan farms were required to pay social taxes based on the number of shareholders.



LMDA staff meeting with members of Tajikistan's Parliament and representatives of the Support to Parliamentary Oversight of Public Financial Management and Budgetary Transparency in Tajikistan Project in April 2018 to review project recommendations on taxation of household and subsidiary land plots.

In 2017, the *project* engaged an international tax expert to review the existing tax code and related legislation, resulting in recommendations on simplifying the instruments. This included changing tax payment timeframes around the harvest season, developing farmers' understanding of their obligations under the tax regime, and building capacity of local tax authorities. In the same year, the *project* conducted a second analysis on tax issues applicable to household and additional subsidiary plots, resulting in proposed amendments to the Land, Civil, and Tax Codes to support the emerging land market. These recommendations included harmonizing terms and definitions across the instruments; clarifying that land tax be paid in accordance with the Tax Code, rather than Land Code; allowing changes to land and single tax rates to be made based on changes in cadastral land value; defining land use rights in the legal instructions as an object of taxation and exempting inherited land use rights from income tax; defining economic activities conducted on personal subsidiary plots as non-entrepreneurial activities; and exempting some transfers of land use rights from Value Added Tax (VAT).

After these analyses, and in coordination with the Support to Parliamentary Oversight of PFM and Budgetary Transparency in Tajikistan Project, funded by the United Kingdom’s Department for International Development, *LMDA* presented and promoted the adoption of the recommendations above with the IMWG, Tax Code Working Group, and Parliament. In May 2019, however, the President of Tajikistan instructed the Government to develop a new Tax Code, which led to the reformation of the Tax Code Working Group under the Ministry of Finance. This change made it necessary for *LMDA* to resubmit its recommendations to the new Working Group, which are now under consideration and expected to be adopted as part of the new Tax Code by the end of 2020.

Valuation Legislation

The valuation of land in Tajikistan is governed by the Laws on Appraisal and Land Appraisal, both of which have historically utilized Soviet-era methodologies. These outdated methods relied on a normative cadastral value for land resources and disregarded market value during an appraisal. To enable the use of market value — rather than cadastral value — in the appraisal of land use rights, *LMDA* engaged an international appraisal expert to analyze existing legislation and propose recommendations, which included the need to develop national appraisal standards and a methodology for conducting a market-value appraisal. In March 2018, *LMDA* provided draft amendments reflecting the recommendations to the COA, which were presented to the State Investment Committee (SIC) in May 2018.

Given that amendment of the Appraisal Law would provide the necessary foundation for revising the Land Appraisal Law, the SIC focused its first efforts on obtaining approval for the former. *LMDA* supported SIC in conducting its first-ever regulatory impact analysis, which provided justification and identified potential issues and solutions, to support approval of the Law. While this analysis was legally required, no SIC specialists knew how to develop it, so *LMDA* supported the process through training and meetings with SIC members.

In August 2020, the Appraisal Law was approved by the GOTJ and signed by the President. The Law positively impacts Tajikistan’s development of a land market and economy as a whole by updating key definitions, including that of “market value”; including elements relating to compulsory (state-required) vs. voluntary appraisal; establishing the status of the national appraisal standards as a normative legal act that determines a unified appraisal procedure to be applied within Tajikistan; and providing guidelines for private sector appraisal professionals. Further information on the development of the standards is described below under Task 2.

The Law also lays the foundation for state and public regulation of Tajikistan’s appraisal industry by introducing the concept of a state regulatory body for appraisal — the COA and Expert Evaluation Council — into legislation and defining the concept of a professional public organization (PO) of appraisers, the Association of Independent Appraisers (AIA). Together, these bodies will continue to introduce best practices to the industry and ensure public-private dialog that supports the development of a unified state policy and protection of appraisal practitioner interests.

Long-Term Land Policy Concept (2017-2030) and Short-Term Land Strategy (2017-2021)

To help provide consolidated guidance to Tajikistan’s land reform agenda, *LMDA* worked with the SLC and IMWG to develop two policy documents:

- A 15-year plan that reflects a harmonized vision for land management reform. The plan sets long-term objectives, principles, and directions of Tajikistan’s state policy toward the development of land relations by creating a market and strengthening the rights of Tajik citizens.

- A five-year strategic road map that defines specific short-term tasks that will accomplish objectives of the long-term strategy.

Both documents had been drafted under LRFRP and — because the strategies’ procedures require concurrence from the 10 relevant ministries before submission for GOTJ approval — *LMDA* played a critical role in assisting the SLC to reply to feedback on the drafts. Throughout the *project’s* life, the two documents were updated to reflect ministry comments and circulated for concurrence four times.

By 2019, the Long-Term Land Policy Concept had received concurrence from all relevant parties, except the Ministry of Finance, which requested more information on financing of the underlying activities. Though the SLC provided this information, delays in the final concurrence led to the expiration of all other concurrences’ validity. Although the SLC planned to resubmit the strategies in early 2020, the Coronavirus Disease (COVID)-19 pandemic postponed this process; it is expected that, following completion of the ROA in mid-2020, the strategies will be sent for final ministry concurrence.

Key Result 1.3. Capacity within the GOTJ to fully implement land laws and regulations using gender-sensitive approaches strengthened.

Gender Equality in Legislation

Throughout its cooperation with the IMWVG, *LMDA* helped ensure a gender-sensitive approach when drafting and promoting land regulations. This was done through training for the IMWVG members, as well as supporting the review of proposed legislation using the gender checklist developed under LRFRP to ensure it promoted equitable and fair policies for all land users, including men, women, and youth. Among other things, the checklist challenges officials to consider whether proposed legislation included terms that could have a direct or indirect meaning relating to gender, to include clauses that specifically prohibit discrimination based on gender, and to consider whether adoption of the law could exacerbate existing gender imbalances. In total, *LMDA* and the IMWVG utilized the checklist to review 10 legal instruments before submission for GOTJ review and approval.

Regional Land Use and Market Development Conferences

To promote greater dialog within Tajikistan’s land reform process, *LMDA* hosted two conferences on land use and market development. These conferences convened farmers, government representatives, and private sector professionals — such as lawyers and appraisers — for the first time to discuss land issues. In addition to this public-private dialog, the conferences also featured experts from the Kyrgyz Republic, who shared that country’s similar experience in developing a functional land market.



Mahmadali Vatanzoda, Assistant to the President of Tajikistan on Legal Issues, speaks at the first LMDA-organized regional conference on land use rights and market development in 2017.

In total, these conferences convened 194 individuals to learn about and discuss developments within Tajikistan’s land policy space; best practices in managing state fund

agricultural land; the country's implementation of market-driven appraisal methodologies; and how the land use rights of Tajikistan's citizens had been strengthened through empowered legal aid and information services. Although a third conference was cancelled due to COVID-19 restrictions, the two held before the pandemic fostered unprecedented dialog in Tajikistan's land reform process, which helped to strengthen a unified vision among the GOTJ, private sector, and land users.

I.3 LESSONS LEARNED AND RECOMMENDATIONS

Throughout implementation, one of the primary challenges in the policy sphere was delayed approval from IMWG of proposed legislation, as well as turnover in that body. Both challenges impacted progress in the promotion of some draft laws and policies. In particular, future promotion and eventual approval of the ROA will continue to require significant donor support and GOTJ political will.

In addition, it was expected that a key piece of legislation — the draft regulation on Transacting with Land Use Rights in the Land Use Rights Market — would be reviewed and approved by the GOTJ in 2018 after promotion by LMDA and the IMWG. The EOP, however, referred it for additional reviews by the National University and National Legislation Center, which is not required by law, and delayed the passage of this foundational regulation to the land market. As of the end of the *project*, the draft regulation has been resubmitted to the EOP and is under consideration.

Finally, restrictions introduced by the COVID-19 pandemic in Tajikistan has postponed the final approval of key pieces of legislation by the GOTJ — including the long- and short-term land strategies, rules on transacting with land use rights, and the ROA — by several months.

II. INTRODUCE MARKET-BASED PRINCIPLES FOR AGRICULTURE LAND USE TRANSACTIONS



On September 26, 2019, 30 individuals gathered in Yovon District for Tajikistan’s first-ever public land auction. The auction led to the leasing of five land plots totaling 9.06 hectares and set an example that would be replicated elsewhere in Tajikistan, generating additional revenue for local government budgets and providing unprecedented economic opportunities for farmers.

I.I BACKGROUND

The establishment of a functioning land market required Tajikistan to advance beyond the use of Soviet-era methodologies for land valuation — which relied on cadastral, rather than market, value. Despite the existence of an Appraisal Law, firms that offer appraisal services prepared valuation reports based on standards that were established in other nations, such as Russia; the law extended only to the valuation of land by state agents. Further, while such firms did exist in Tajikistan, they were not officially designated as “appraisal firms,” and there was no official professional classification of “land appraiser” with requisite certification.

Task 2 Results Achieved

- Private and public sector appraisal organizations established, with 49 independent appraisers trained.
- National standards and methodologies for appraisal of land based on market value developed.
- First land auctions in Tajikistan held, improving GOTJ management of land held in the LRF.

At the start of the *project*, appraisal activities in Tajikistan were carried out by five private consulting companies and the State Unitary Enterprises on Appraising under the SIC, with no specialization of service based on the object being valued. Initial *project* interviews with private firms indicated a lack of a standard framework that allowed valuation of land resources based on market principles. Further, because existing legislation did not define land plots as a distinct object of valuation, appraisers would consider it as a free attachment to other immovable property on the plot — such as buildings — with no value, which ultimately led to erroneous and inconsistent results. Establishing standard appraisal practices in Tajikistan to support transactions within the emerging land market required the development of a legislative framework and appraisal-related institutions to promote the understanding and implementation of those practices.

To establish a functional agricultural land market based on market principles, *LMDA* supported development of the appraisal private sector, including with the creation and institutional capacity improvement of a private sector association of professional appraisers: the AIA. In addition, *LMDA* supported the SIC — the GOTJ’s regulator of appraisal activities — to establish the COA, which convened state and private sector representatives in a single platform to facilitate public-private dialogue on the industry’s needs, constraints, and opportunities.

Further, *LMDA* advanced transparent and participatory processes to manage and distribute agricultural land held under Tajikistan’s LRF, a GOTJ entity that holds state-owned land. To support the management of LRF land and increase access to arable land to farmers and revenue to local government budgets, *LMDA* supported the development of regulations that allowed LRF land to be leased in a transparent and participatory manner through auctions and direct sales. With *LMDA* overseeing two initial successful LRF auction pilots in Yovon and Jomi districts and supporting the SLC to prepare for pilots in three other districts in Khatlon, the GOTJ has made significant progress in fully capitalizing on arable lands held within the LRF.

I.2 APPROACH AND RESULTS

Key Result 2.1. Immovable property appraisal associations established.

The Council on Appraisers

Development of a standardized land valuation industry in Tajikistan required organizations that are empowered to oversee and support the work of appraisers. In September 2017, as part of this effort, *LMDA* helped establish the COA under the SIC. The COA brought together 16 representatives from ministries, state agencies, and the private sector to provide a public-private platform to collectively resolve issues within Tajikistan’s appraisal industry.

LMDA supported the COA’s organizational development by coordinating and attending events throughout the project’s life. In these events, members developed annual work plans; reviewed proposed legal instruments such as the Appraisal Law, National Appraisal Standards, and Methodology on Determining the Market Value of Land Use Rights of Agricultural Land (discussed further above and below); and presented training modules and qualifying exams for the appraisal industry. In 2018, *LMDA* also facilitated a study visit to Kyrgyzstan and Kazakhstan so that COA members could gain firsthand exposure to both countries’ appraisal industries and associated best practices in legislation, regulation, and private sector engagement.

The COA has taken these into account when implementing their own work to establish appraisal standards and industry regulations.

The Association of Appraisers

To establish a consolidated, sustainable private sector association to support Tajikistan’s appraisal industry, *LMDA* assisted five firms — LLC “BDO Consulting,” LLC “Kreston AS,” LLC “Grant



The COA discussing a proposed methodology on determining market value of agricultural land on April 25, 2019.

Thornton,” LLC “Aiten Group,” and LLC “Baker Tilly Tajikistan” — to create the AIA in 2017, which would be responsible for developing industrywide regulations and institutional development, as well as representing members to governmental entities.

With *project* support, the AIA took several organizational development steps, including filing an official registration, drafting a charter and internal regulations, becoming a member of the COA, developing a five-year strategic plan, and establishing reference materials for appraisals (such as a library and website).

Throughout *LMDA*’s implementation, *project* specialists provided ongoing support to build the AIA’s capacity to serve members. In 2017, *LMDA* facilitated a study tour to the Kyrgyz Republic and Kazakhstan for members of the AIA to learn best appraisal practices. This also gave the new Association an opportunity to network and establish working relations with regional counterparts.

In 2019, *LMDA* further supported the participation of AIA representatives in the International Appraisers Conference in Minsk, Belarus. The conference, which focused on appraisal industry self-regulation and innovative development, provided another opportunity for the Association to network and share experiences with counterparts from Kazakhstan, Armenia, the Kyrgyz Republic, Russia, and Belarus. The AIA concluded with a memorandum on the development of appraisal activity with three associations — the Association of Appraisers organization of Belarus, Bagalau of Kazakhstan, and the Self-Regulatory Union of Appraisers of Armenia — which outlined areas for cooperation: training, joint participation in international conferences, and exchanging experts.

To help the AIA fulfill one of its key roles as a source of professional development for appraisers, *LMDA* assisted the Association to develop a Professional Appraisers Educational Program and a training module on immovable property. Further, *LMDA* collaborated with the International Finance Cooperation to develop a training module for appraisal of movable property; this module is available to AIA members and served as training for 12 individuals.

On July 22, 2019, with the *project*’s assistance, the AIA launched a training center in Dushanbe. As the first entity in Tajikistan focused on the



AIA members and representatives from LMDA and USAID at the opening ceremony of the first AIA training center in Dushanbe, July 22, 2019.



The first training at AIA’s Dushanbe training center in September 2019 led to the certification of nine financial institution appraisers.

capacity building of appraisers, the center also increased the Association's sustainability with the opportunity to provide professional development opportunities on a fee basis. Through the end of *LMDA*, 49 professionals were certified through the center, including private and state appraisers, auditors, and financial institution employees.

AIA also additionally played a large role in developing and implementing the draft Methodology on Determining the Market Value of Land Use Rights of Agricultural Lands (described below). This was used by appraisers in preparing valuation reports which were fundamental for determining starting prices of Tajikistan's first LRF land leasing auctions.

National Appraisal Standards

In addition to facilitating the professional development of appraisals in Tajikistan, the AIA was responsible for developing National Appraisal Standards to ensure consistent valuation practices throughout the country. *LMDA* supported this endeavor by engaging an international short-term appraisal expert to provide training on how develop standards that are based on international best practices; this resulted in the creation of individual working groups for three draft standards:



Participants take an appraisal certification test after receiving training on the new national appraisal standards, April 2019.

1. The Standard on Appraisal of Immovable Property, which focuses on the valuation of land;
2. The Standard on Basic Concepts and Principles of Appraisal, which ensures the consistent use of concepts and principles when conducting appraisals; and
3. The Standard on Requirements Regarding Appraisal Report Content and Design, which establishes a standard format, structure, and content for appraisal reports.

In addition, *LMDA* coordinated with the International Financial Corporation as part of its development of two draft standards applicable to movable and intellectual property. By August 2018, all five draft standards were reviewed by the COA and submitted to SIC for review. SIC adjusted the draft of five Standards based on the last draft of the Appraisal Law and will submit them to the GOTJ in September 2020 after final approval of the Law.

In 2019, to incorporate the new standards into the professional development of appraisers, *LMDA* developed a curriculum that was presented to nine members of the AIA through a three-day training of trainers (TOT). The top three trainees — including two women who originally had been engaged by the AIA as interns — were selected to conduct courses at the AIA training center. Their involvement was a remarkable leap forward in Tajikistan's appraisal industry, because in 2016, *LMDA* had identified no women appraisers at all.

Methodologies to determine market value of Land Use Rights

At the start of *LMDA*, Tajikistan lacked a methodology for calculating the market value of land plots, which prevented informed investment into one of the country's greatest asset and sources of capital: land. To alleviate this, the *project* engaged a short-term international

expert and the private sector to develop and introduce a new Methodology on Determining the Market Value of Land Use Rights of Agricultural Lands. This methodology provided the approach and formulas for determining market value of land plots based on the National Appraisal Standards.

In 2018, the *project* developed a draft methodology using an income approach that was based on information received from dehkan farmers and used the draft National Appraisal Standards. In December 2018, the draft methodology was presented to appraisal industry members as part of a two-day market-value appraisal training; it was published and disseminated to the SIC, COA, AIA, and other relevant partners.

In 2020, *LMDA* developed a second edition of the methodology that was based on a comparative approach. This approach used price information that was gathered during LRF land plot leasing auctions in Jomi and Yovon districts between September and December 2019 to determine market value. The revised methodology allows an appraiser to use a comparative approach in addition to the income approach with corrections for soil quality index and distance from the village to determine the market value of land; it also provides sample valuation reports from three districts. In July 2020, the methodology was translated into the Tajik language and submitted to the SIC and AIA.

Expert Evaluation Council

At the end of 2019, on the recommendation of the COA, *LMDA* helped to develop and finalize a draft regulation for the development of an Expert Evaluation Council. This body, which was also introduced into Tajikistan’s appraisal legal infrastructure through the Appraisal Law, consists of qualified experts — from government agencies and the private sector — who conduct high-level reviews of the appraisal reports to verify that they meet legislative requirements. *LMDA* secured buy-in from the SIC and other relevant GOTJ bodies for establishing the Expert Evaluation Council. With the approval of the Appraisal Law, the groundwork is laid for the GOTJ to approve the Council’s creation under the SIC.

Key Result 2.2. Loan products and mortgages based on land use rights as collateral established.

Loan products and mortgages based on land use rights as collateral

As described above under Task 1, *LMDA* promoted the passage of the Mortgage Law and the underlying regulations and procedures that would allow use of land use rates as collateral. Specifically, this included the adoption of the ROA, which enabled mortgage agreement parties to independently determine their agreement terms — including setting the mortgage amount based on market, rather than cadastral, value; simplifying the mechanism for selling collateral to encourage out-of-court settlements such as arbitration for collateral transactions, which are more efficient and less costly; and improving legal procedures for selling the collateral.



Representatives from SUERIP, AIA, and ABT learn best practices of agricultural land mortgage in the Kyrgyz Republic, November 2019.

To help prepare relevant institutions for the forthcoming loan mortgage procedures and guidelines, *LMDA* hosted a study tour to the Kyrgyz Republic and Kazakhstan in 2019 for 22 representatives from commercial banks and GOTJ entities. During this tour, participants gained practical knowledge of agricultural land mortgaging practices in neighboring countries. In January 2020, after approval of the Mortgage Law, the ABT — which had participated in the study tour — established a Working Group for Developing Internal Banking Procedures.

Additional details on the Working Group and its coordination with *LMDA* on advancing the Mortgage Law and associated legislation may be found above under Task 1.

Key Result 2.3. Build capacity of GOTJ to manage government-owned lands under the Land Reserve Fund (LRF) in a more transparent and market-oriented way.

LRF Perspective Plans and Land Auctions

According to SLC records from 2017, an estimated 41.7 percent (2,857,706 hectares) of all agricultural land in Tajikistan is in the state-managed LRF. Of this amount, approximately 11,548 hectares was located in Khatlon at the start of *LMDA*, about 5.85 percent of the region’s total agricultural land. In 2017, as part of its objective to improve state management of arable land resources, *LMDA* analyzed existing legislation applicable to the LRF and found that the underlying management processes were not transparent or effective in generating revenue for local budgets. Specifically, the revenue of land leases — meant to be included in the state budget — were unmonitored at the local level, and legislation allowed for provision of land based on a fee agreement, which was meant for land rehabilitation. This mechanism was not transparent, however, and information on land plots under LRF management was typically not available or consistent. In some cases, LRF land was leased to preferred contacts of local government officials — such as friends and relatives — with the revenue not reflected in the state budget.

In September 2017, *LMDA* presented the analysis results to 54 local government officials from Khatlon region. The *project* also recommended steps to improve existing legislation, including developing a regulation on leasing land from LRF through market-driven approaches such as auctions, investment tenders, and direct sales; improving land record systems at the local and regional levels; and conducting pilot programs on leasing agricultural land from the LRF in accordance with international best practices.

Political will to implement a pilot management program for LRF land had been hindered by fears that they would be a source of corrupt activities, such as preferential leasing arrangements. To mitigate this concern, *LMDA* hosted a study tour to the Kyrgyz Republic in August 2018 so that representatives of the EOP, SLC, and local Khatlon Region land management entities could see firsthand best practices in managing state-held agricultural lands. Participants in the study tour learned about the importance of developing perspective plans — a published document of information on the plots for lease — and utilizing a market-driven mechanism such as auctions for leasing these lands. After the study tour, the SLC requested the GOTJ’s permission to conduct a pilot program to test the new knowledge of LRF management principles.

To help prepare for the pilot, *LMDA* supported the SLC to develop a draft procedure “On Providing Land Plots to Individuals and Legal Entities.” The procedure provided guidance on creating an inventory of vacant LRF land, as well as on developing a perspective plan so that interested citizens knew what land would be available for bidding. In April 2020, SLC received comments and suggestions regarding the draft procedure, which has since been finalized. Due to the COVID-19 pandemic, however, the procedure has not yet been considered by the relevant SLC internal working group. Once the draft procedure is



reviewed there, it will be sent to relevant ministries and agencies for final concurrence, with GOTJ adoption expected by late 2020. While the LRF land management pilots were successfully held using the draft procedure, as described below, the final approval of the procedure will enable all districts in Tajikistan to conduct auctions for their respective LRF land resources.

LRF Perspective Plans. By the end of September 2018, the GOTJ approved the implementation of LRF management pilot programs in two districts: Jomi (Yakkatut Jamoat) and Yovon (Sitorai Surkh Jamoat). As a first step, LMDA assisted the districts to develop perspective plans (PP) for LRF lands that included an analysis and inventory of LRF land, zoning based on economic attractiveness, and a detailed plan for LRF land use for the next five years. The perspective plan would be public so land users could find information on investment options, empowering them to improve their livelihoods and the overall self-sufficiency of Tajikistan's agriculture sector.

This approach — the first of its kind in Tajikistan — would serve as proof-of-concept for replication in other districts throughout the country. To support this vision, and with the support of international short-term experts, LMDA developed a methodology to be a template and guidance to local government, SLC, and SUERIP for developing perspective plans for Tajikistan's jamoats. LMDA supported the pilot jamoat working groups to develop their respective perspective plans, which were later approved by district parliaments in June 2019.

Target District LRF Auctions. After approval of the perspective plans, LMDA assisted the two target districts to implement the LRF management pilots in which land would be leased through auctions. To ensure transparency and promote public trust in the process, published

information available one month in advance included details of the lots for bidding, auction procedures, and the deposit required to participate.

On September 26, 2019, the first-ever land lease auction in Tajikistan was held in Sitorai Surkh Jamoat in Yovon District. Eleven bidders registered to attend, expressing interest in five of seven available lots. Farmers who wanted to learn more about the new process also attended the auction. To determine the lots' starting lease payments, independent appraisers utilized the Methodology on Determining the Market Value of Land Use Rights of Agricultural Land (described above). The five farmers who won the bidding secured their land use rights by signing lease agreements with the local government for the next three years, providing Yovon District with 11,891 TJS of revenue each year.

This first auction successfully showcased the active interest of the public in leasing state agricultural land, leading local officials to request that *LMDA* support more auctions. Between October and December 2019, three more auctions were held: two in Jomi District, and one in Yovon District.

LMDA developed draft instructions based on the procedure “On Providing Land Plots to Individuals and Legal Entities,” which explained the process of leasing LRF land through tenders and direct sales. In December 2019, the instructions were presented at an SLC roundtable. The draft set the general procedures and conditions for leasing LRF lands, including through direct sales and two tender processes: auction, in which the highest bid wins the lease; and investment tenders, in which the winner offers the best conditions for using the land, including lease terms.

In February 2020, the draft instructions were submitted to the SLC after they were tested as part of the two pilot district auctions. Once the procedures “On Providing Land Plots to Individuals and Legal Entities” is approved by the GOTJ, the instructions will be an internal document used by the SLC to administer LRF leasing activities.

After the initial auction's success, the *project* supported the pilot program's expansion to three more districts: Qubodiyon (20-solagii Istiqloliyati Tojikiston Jamoat), Shahritus (Kh. Kholmatov Jamoat), and Jayhun (Panj Jamoat). From December 2019 to February 2020, working groups in all three districts developed their respective perspective plans with *LMDA* and local subcontractor LLC SMART support. In these cases, LLC SMART took on a larger role than it did in the development of the pilot auction plans, signifying a transfer of ownership and responsibility from *LMDA* to a local private sector entity.



(Top) Citizens review information, published one month in advance, about lots for auction. (Middle) Participants register at Tajikistan's first land auction. (Bottom) Rajabali Valiev, one of the auction winners.

On March 16, 2020, the local parliaments of Shahritus and Jayhun Districts approved their respective perspective plans. The approval of Qubodiyon District’s perspective plan was postponed due to COVID-19 restrictions, but it is expected to be approved at the local parliament’s next meeting in September 2020.

After the initial auctions, *LMDA* analyzed the implementation of perspective plans in the pilot districts. The analysis found that, in the event of full implementation of activities envisioned in the perspective plans, the local budgets of Sitorai Surkh Jamoat (Yovon) and Yakkatut Jamoat (Jomi) will receive approximately \$62,153 and \$40,014, respectively, over a five-year period (2019 to 2023). It was also noted, however, that the level of revenue realized by the leasing of LRF land would greatly depend on the quality of implementing the perspective plan by local district executive bodies. The analysis demonstrated how the lease of LRF agricultural lands could generate revenue for the local budget, which could then be used to improve land and alleviate local socioeconomic issues. The analysis was submitted to the SLC in July 2020 for further use.

With the success of the pilot programs, the SLC has expressed a desire to implement the LRF management practices described above throughout Tajikistan. Further, once the procedures “On Providing Land Plots to Individuals and Legal Entities” is approved by the GOTJ, all districts in the country will be required to develop and implement their own perspective plans. In May 2020, *LMDA* developed a training video for local government officials to support this rollout, detailing the main stages of developing a perspective plan, which was submitted to the SLC, SUEIP, and local administration of Khatlon.

I.3 LESSONS LEARNED AND RECOMMENDATIONS

Approval of the Appraisal Law has laid the foundation for introducing additional elements to support the appraisal industry in Tajikistan, which should be a focus of future efforts in this area. This includes GOTJ approval of the National Appraisal Standards, as well as the formal creation of the Expert Evaluation Council under the SIC. In addition, the GOTJ is now positioned to approve a formal appraisal certification program, which will define the framework under which an applicant can obtain a license, the required fees, and the processes for paying them.

The final point above will mitigate a current issue with applicants who are seeking to obtain a license from the SIC. Currently, the SIC collects documentation before issuing an appraisal license, which will be supplemented by obtaining a license through a qualification exam once the Appraisal Law and underlying rules are implemented. In the absence of a formal certification program, however, individual experiences with the process of obtaining a license by submitting documents has been inconsistent in terms of fees charged for applicants.

In addition, the competitiveness of Tajikistan’s appraisal sector has room for additional growth, which will enhance the role of state and private appraisers in developing an objective and market-driven appraisal legal framework. Future initiatives in this area could include the following:

- Supporting the further institutional development of the AIA through training, facilitating networks with counterpart organizations abroad, and creating opportunities for appraisers in Tajikistan to learn best practices in valuation in other countries;
- Further increasing the capacity and quality of the AIA’s Dushanbe training center, including by attracting specialists from other countries to deliver seminars — in-

person or in webinar format — and by supporting the development of additional instruction modules;

- Facilitating further collaboration between the AIA and SIC in increasing transparency in the process of issuing appraisal licenses; and
- Assisting AIA in registering a professional classification of “appraiser” with Tajikistan’s Ministry of Education and Ministry of Labor and Social Protection of Population.

While *LMDA* increased the understanding of farmers and government officials of how leasing LRF land increased equitable access to land and raised additional funds for local budgets, the following challenges highlight areas for future capacity building:

- While the pilot auctions engaged appraisers to establish starting prices for bidding based on the land’s market value, local government commissions in charge of administering the auction applied discounts to alleviate worries that the appraised price would not be attractive to bidders. Expanding the public’s and local government officials’ understanding of the market value appraisal methodology may help establish trust in using that approach to set starting prices for future auctions.
- The expenses of hiring appraisers and financing auctions should, in principle, be financed through local (district) budgets. It was a challenge to implement this, however, considering that the district budget lacked a line for this expense. Further, while the Land Code requires that some portion of lease payments go toward rehabilitation of the land, the procedures for implementing this — for example, the percentage to withhold from the lease payment for this purpose — remain unclear. These issues could be addressed in amendments to the Law on Public Finance.
- After the auctions, winning bidders expressed the opinion that the government should provide LRF land free of charge, rather than on a lease basis. Increasing public education on the public good provided by the lease payments — for example, providing additional revenue for land rehabilitation and socioeconomic programs — would help rationalize the purpose of leasing LRF land.

Finally, future efforts to lease LRF land and mobilize additional revenue for district budgets would benefit from these steps to strengthen the associated national governance framework:

- Continue supporting the approval of the Procedure “On providing land plots to individuals and legal entities,” which will define the process of inventorying vacant LRF land for perspective plans and citizen awareness.
- Engage SUERIP to register LRF lands based on their jamoat locations, as well as register LRF lease agreements, with consideration of minimizing expenses for the registration and ensuring transparent pricing.
- Adoption of a methodology for determining the market value of agricultural land leases of the Reserve Fund at the district level to establish uniform rules for determining the starting value of agricultural land leases of the Reserve Fund.
- Create and maintain a unified database of LRF lands at the district level with the assistance of SLC district-level representatives.
- As detailed above, harmonize the Law on Public Finance to align with the Land Code in terms of lease payments’ being allocated to the improvement of agricultural land, so that district executive bodies may implement this practice as part of their annual budgeting exercise.

III. SIMPLIFY LAND REGISTRATION PROCEDURES



A farmer proudly displays a land use right certificate noting her new role as head of a dehkan farm in Jomi District. Streamlined procedures and robust public education led to 12,672 individuals in the ZOI receiving documented land tenure over the life of LMDA. This included 5,932 women, whose certificates — and, in some cases, documented status as leaders of their farms — evidenced the equal opportunity and protections provided by Tajikistan’s land reform process to all farmers.

I.1 BACKGROUND

In 2013, SUERIP began operating under the SLC to create a single agency that manages cadastral and registration services. Under LRFRP, USAID has supported SUERIP to introduce streamlined registration procedures by implementing single-window principles in three pilot regional offices. At the start of LMDA, however, all other regional SUERIP offices operated under old, inefficient procedures. These hindered the development of a vibrant land market because of the cost and time that the state and farmers spent to register land. Apart from requiring the equipment and software to implement single-window principles, registrars would need to be trained on new procedures for consistent implementation.

Task 3 Results Achieved

- Single-window model implemented in all regional SUERIP offices in Tajikistan.
- 50% and 30% reduction in State Registration Law and supporting rules and procedures implemented.
- 12,672 adults in the ZOI provided with documented and legally documenting their land use rights.
- 2,508 land parcels and 750 transactions registered by SUERIP offices in the ZOI.

The need to streamline registration procedures within the ZOI — and, eventually, the entire country — was not the only challenge facing SUERIP. Regional offices were staffed primarily by male registrars, presenting a cultural barrier to Tajikistan’s predominately female agricultural workforce that would be registering land under the new rules and procedures. Further, the division of roles and responsibilities between SUERIP and the SLC — the

institutions responsible for Tajikistan’s land management and administration — were unclear, creating duplications and inefficiencies. Finally, SUERIP cadastral services, which suffered from outdated maps and inaccurate land plot data, required updating and introducing new technologies in line with best practices.

On January 17, 2017, *LMDA* entered into a cooperation agreement with SUERIP and its regional offices. The agreement established terms of assisting on the issues noted above. SUERIP’s leadership was an avid supporter of these activities and remained a close partner throughout the implementation of *LMDA*.

1.2 APPROACH AND RESULTS

Key Result 3.1. Institutional capacity of SUERIP to deliver standardized and efficient land registration procedures strengthened.

Streamlining roles and responsibilities between SUERIP and SLC

In FY 2017, the *project* analyzed areas of overlap and duplication between the SLC and SUERIP, which was presented to the institutions. It noted that, while independent operation of SLC regional offices and district-level SUERIP offices should continue, the registration process could be improved by introducing rules that allow applicants to submit documents to a single authority, which also would be responsible for delivering results. Further, the rules would need to include the



LMDA Chief of Party Chynara Arapova introduces United States Ambassador John Mark Pommersheim to the single-window model that was implemented in Jomi District’s SUERIP office.

entire procedure for registering a land plot, including deadlines for review, clear grounds for rejection, and an appeal process. In addition, to ensure the reliability of land registration data, the analysis recommended that the SLC and SUERIP develop an electronic, interactive platform that would allow regular exchange of information between SUERIP’s regional offices and the SLC. Finally, the analysis recommended that, to avoid potential conflicts of interest, SUERIP should be excluded from commissions that determine the provision of plots from state-held land, and should focus entirely on registration.

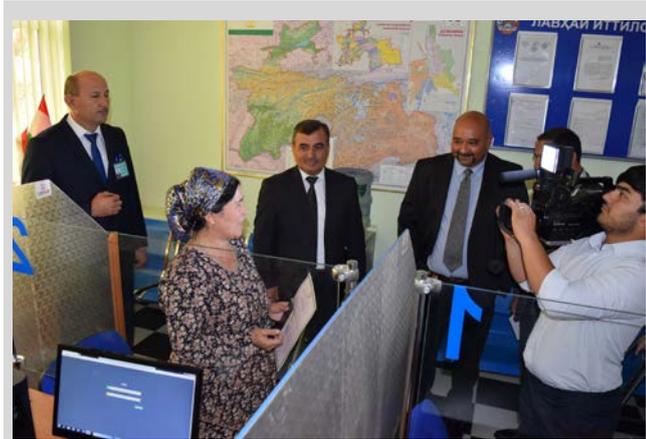
LMDA’s registration expert trained eight SUERIP staff responsible for supporting the analysis and developing the mechanism of functional roles and responsibilities. As a result, these staff could work independently to finalize the functional roles and responsibilities of the SLC and SUERIP, which were considered in the development of SUERIP’s standards on registration and cadaster.

Strengthening SUERIP’s standards and procedures

Because SUERIP had been in operation for less than four years, the agency’s workflow lacked written standards or protocols for its services, so staff did not know basic steps to complete and register transactions of land such as inheritance. *LMDA* worked with SUERIP officials to develop standards to be used by all of the agency’s offices nationwide in delivering registration and cadastral services. From April 2018 to the end of the *project*, SUERIP

formally registered 750 transactions — including 629 inheritances, 24 leases, and 97 exchanges — in the 12 target districts.

With *LMDA*'s support, *SUERIP* developed its new registration standards, which were adopted in June 2018 by all 64 regional offices in Tajikistan. The registration standards featured a simplified, streamlined list of all procedures — from when applicants submitted documents to the issuance of a registration certificate — as well as a flowchart showing the interconnection of procedures in terms of workflow and decision-making. The standards included guidance on monitoring compliance, providing regulations and clear steps that officials may take for violations.



On September 14, 2018, Tojiddinova Sanavbar — the first female dehkan farmer to receive a registration certificate for her household plot in Kalinin Jamoat of Jomi District — received her certificate in less than 20 minutes, thanks to the single-window model and automated registration system.

SUERIP also required a unified standard on cadastre to ensure consistent methods for surveying land plots and preparing them for registration, as well as to provide consumers with access to information on this service. In addition, given *SUERIP*'s existing efforts to develop an automated registration system (*ARS*) in its offices, the cadastral standard would provide a baseline for developing a module for this system.

Between November 2019 and December 2020, *LMDA* supported *SUERIP* to develop, discuss, and revise the draft cadastre standards, which were finalized in February 2020. As of June 2020, the cadastre standard has been discussed at the national level and is pending review by regional *SUERIP* offices. Once approved, the cadastre standard will be used in all agency offices and support the integration of cadastral work into existing single-window models and the *ARS*.

While *SUERIP* managed the procedural changes described above, its staff required training on implementing a single-window system. To this end, *LMDA* facilitated three study tours to the Kyrgyz Republic over the life of the *project*, with the participation of forty-two *SLC* and *SUERIP* representatives.

On the tours, participants learned about the Kyrgyz automated cadastral and state registration systems, which serve as a model for Tajikistan's systems; visited central and regional registration offices; and examined the Kyrgyz Republic's approach to managing its *LRF* land. Participants also learned about the use of drones for land survey and management, and how to use and process data from drone use.

Implementing Single-Window Principles in *SUERIP* Regional Offices

Before the single-window model was used in *SUERIP* offices, land users often had to navigate a labyrinth of departments, unclear documentation, and fee requirements, as well as to make multiple trips to the office to register their land. With *LMDA*'s assistance, *SUERIP* successfully consolidated its registration services into a single-window model. Applicants now can visit just one front office that receives and disseminates documents to internal departments on behalf of the applicant; the office also serves as a single point of contact for issue resolution. This model reduces opportunities for corruption because it eliminates contact between applicants and the individual decision-makers.



The single-window model provides applicants with one front-office point of contact for submitting an application and receiving updates and results (above left). Back-office functions, such as archiving (above right), are handled internally and without contact with applicants.

Under LRRFP, the single-window model was piloted in three of SUERIP's regional offices in the ZOI, and the cooperative agreement signed by LMDA and SUERIP outlined steps to expand the model to the remaining 10. By November 2017, all remaining SUERIP regional offices had successfully implemented the new model after they procured *project*-financed equipment. Concurrent with these procurements, LMDA trained 191 SUERIP staff on simplified registration procedures and assisted offices to establish information corners with updated templates and educational material on land use rights.

The single-window model yielded results early in the *project*. By the end of FY 2017, upgraded registration offices reported that they were issuing certificates up to 50 percent faster than before; some offices provided responses to applicants in less than two days. These changes were institutionalized through policy and regulatory changes supported by LMDA, as described above under Task I, and built through an ARS, described below.

These early results also served as a proof-of-concept for SUERIP's self-reliant implementation of the single-window model throughout all of its regional offices in Tajikistan, which was completed by the end of FY 2019. The expediency of SUERIP's adoption of the single-window model was facilitated by the transfer of best practices and lessons learned from the Kyrgyz Republic, which enabled Tajikistan to complete its national rollout of the model in less than three years.

Once SUERIP's regional offices were streamlined through the single-window model, LMDA assisted the agency with automating the new procedures through software, implementing a single-window model for cadastral services, and exploring innovative land survey methods such as the use of drones for land imaging. This work is described below.

Starting in January 2020, LMDA began supporting SUERIP to launch of a chronometry application so that the agency could estimate time required for each step and compile, granular data to streamline its processes. Initial analysis by the *project* focused on the SUERIP regional office in Jomi District, which reviewed all of the office's services, including registration processes under the single-window model and cadastral services under the old model.

The analysis concluded that implementation of single-window models for all offered services, automation of cadastral and technical inventory services, and introduction of online delivery of immovable property data would reduce the time and cost for SUERIP to fulfill its mandate.

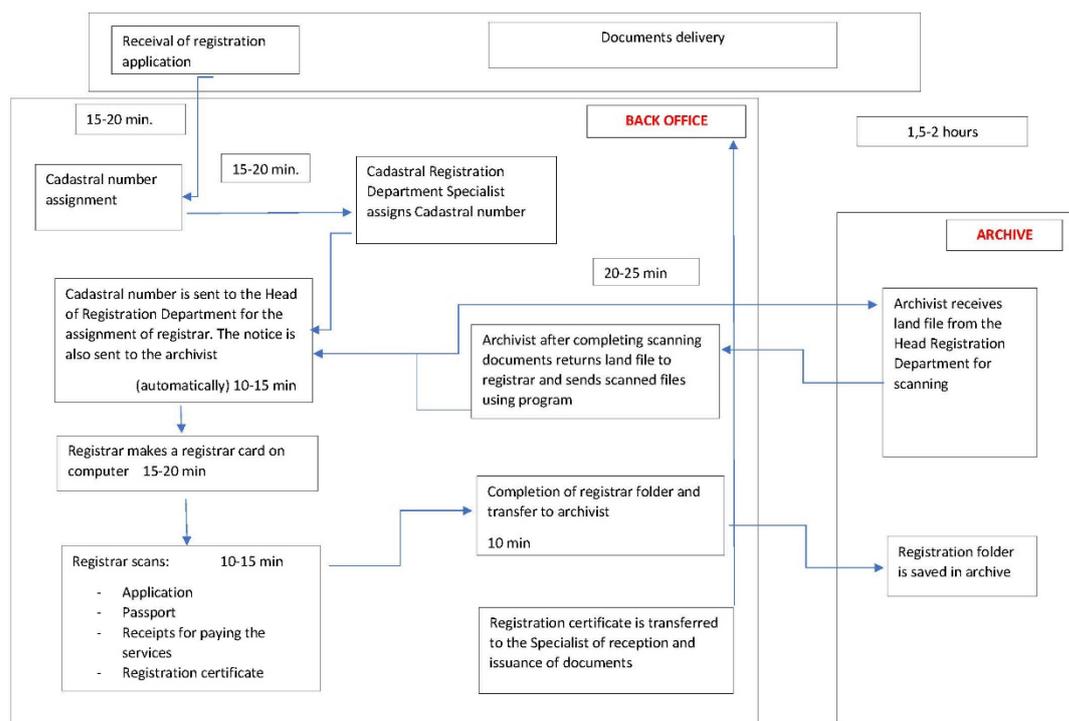


Chart 1. Registration processing timelines and workflow after implementation of the single-window model and ARS in SUERIP regional offices.

During the COVID-19 pandemic, SUERIP offices in the target districts restricted the number of their employees by approximately half, and the number of clientele applying for registration decreased by 35 percent to 45 percent. In addition, the pandemic had a negative impact on the number of transactions registered by SUERIP: From January to March 2020, 122 transactions were registered, with only 72 transactions registered between April and June 2020. When considered with the need to hire and train employees in tasks such as the use of drones of land survey work, these factors delayed progress in areas relating to SUERIP’s continued institutional development during the project’s final year.

Automated Registration Software

At the start of the project, SUERIP had begun to develop its own software to automate the collection and management of immovable property registration data. In FY 2018, at SUERIP’s request, LMDA reviewed the software and developed an Information Communication Technology (ICT) road map to detail the full implementation of this new software, which would enable all of its regional offices — within and outside the ZOI — to collect and manage accurate information on land transactions, land parcel sizes, dehkan farms statistics disaggregated by gender, and other data.



In October 2018, a SUERIP registration office employee in Jomi District works with documentation to be scanned into the new ARS. Less than a year later, all but one of SUERIP’s regional offices nationwide fully implemented the ARS, streamlining the agency’s registration service offerings and data retrieval.

LMDA also provided SUERIP with equipment through an in-kind grant agreement to support the implementation of the ARS on a trial basis, allowing its 13 regional offices in Khatlon Region to access the agency’s central database through a VPN connection. The transfer to a real-time database occurred after a two-month trial; the ARS was fully implemented in 63 of SUERIP’s 64 regional offices in Tajikistan by the end of FY 2019.

The ARS built on the success of the single-window model by further increasing SUERIP’s flexibility and ability to meet the needs of citizens seeking to register land — reducing registration time by 50 percent against the start of *project* baseline and, in some cases, allowing certificates to be issued in as little as 20 minutes. These results led to an estimated 30 percent decrease in registration cost because of the overall reduction of SUERIP’s entire expense structure for local registration offices. Registration cost reduction will not show any effect before 2021, because the yearly budget allocations are in effect through 2020, which is when implementation of the ARS and associated SUERIP offices renovations will be completed. At that time, SUERIP will modify its price list according to the changes that take place in immovable property registration processes.

The ARS has also greatly increased the opportunity for farmers’ obtaining documented property rights. In FY 2017, 464 individuals in the ZOI obtained documented property rights, which jumped to 4,107 in FY 2019 — a nearly tenfold increase — and a cumulative total of 12,672 by the end of the *project*. The upgraded systems also have contributed to a sharp increase in the number of parcels with relevant information corrected or incorporated into the official land administration system, with 110 parcels in FY 2017 and 852 parcels in FY 2019, and a cumulative total of 2,508 by the end of the *project*.

Key Result 3.2. Local government officials’ capacity to provide accurate information and effective services related to land registration improved.

Provide support to SUERIP/SLC representatives at the national and regional level to deliver training in project- supported training centers

After implementation of the single-window model in the ZOI, LMDA assisted SUERIP and SLC to open two training centers in Bokhtar (May 30, 2018) and Dushanbe (July 27, 2019) for national and regional staff to learn land administration and registration procedures. LMDA conducted TOT modules for SLC and SUERIP representatives and registrars, from which six trainers were selected for the training



Representatives of USAID and the mass media participate in the opening ceremony for the Dushanbe SUERIP/SLC Training Center.

centers: two in Dushanbe, and four in Bokhtar. LMDA transferred all training modules to SUERIP trainers for their use; in January 2019, SUERIP approved a training program for the agency’s specialists. The program would be updated annually and covered the single-window model and ARS, customer service principles, and current land legislation.

To enhance SUERIP’s cadastral services, the *project* prepared training modules to develop skills in the ArcGIS program, cadastral surveying technology, and digital mapping, as well as



SUERIP training participants learn how to use a drone for cadastral imaging through classroom instruction and practical field training.

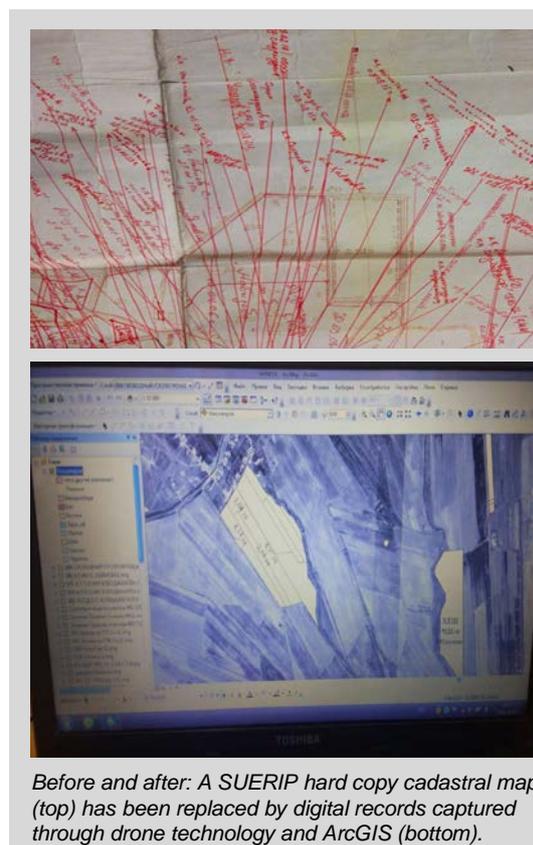
to integrate innovative technology such as drones into the agency’s practices. These modules were included in the training program approved by SUERIP in January 2020.

Through April 2020, according to SUERIP’s data, the centers have trained 218 specialists — including 15 women — in 14 sessions. In May 2020, the training centers suspended in-person sessions due to the COVID-19 pandemic.

Innovative land survey methods

In addition to registration services, SUERIP’s mandate included providing citizens and private entities with cadastral information on land plots. To meet the demand of the land market, the quality and speed with which this service could be offered needed to be increased. To this end, LMDA worked with the agency to introduce innovative land survey methods, such as drones for land imaging, into the agency’s work. In July 2019, after SUERIP and SLC representatives learned in the Kyrgyz Republic about drone use, LMDA procured a drone for SUERIP and SLC through an in-kind grant; the project also facilitated a three-day training for six SUERIP specialists to learn drone use and data interpretation.

The new drone has helped SUERIP develop a transparent system to collect and present accurate electronic information on land transactions, land parcel sizes, and dehqan farms counts, providing crosscutting support



Before and after: A SUERIP hard copy cadastral map (top) has been replaced by digital records captured through drone technology and ArcGIS (bottom).

to elements of the emerging land market. For example, the drone was used to survey and inventory LRF land in Yovon and Jomi districts before the pilot leasing auctions.

Maintaining electronic cadastral maps and linking them to the legal database
SUERIP staff lacked a unified mapping system to fulfill requests for cadastral information; instead, they used a variety of cartographic materials, including satellite images and hard copy maps. By July 2020, at the *project's* recommendation, SUERIP regional offices in the ZOI completed scanning of all archival documents and maps to create digital records. SUERIP required the means to digitize and easily access electronic cadastral records going forward, however, and the *project* found that most specialists in target district offices lacked the practical skills for using GIS software that would be necessary to facilitate this.

At the start of FY 2020, to support the creation of a unified framework for cartographic materials, *LMDA* procured and delivered training on ArcGIS software. Twenty SUERIP staff learned how the new software could be used to prepare land files, and how drone data could be used for land imaging. Currently being done on a pilot basis, it is anticipated that the use of ArcGIS software and drone imaging technology will support passage of the cadaster standards and — along with the implementation of single-window model for SUERIP's cadastral services — reduce costs to the agency and citizens seeking information on land plots.

Registration of Remaining Unregistered Dehkan Farms

To capitalize on the implementation of key legislation and single-window model, which has enabled SUERIP to register dehkan farms at an exponentially greater rate than before, *LMDA* worked with the agency to register all remaining dehkan farms in the ZOI. To achieve this, *LMDA* conducted public-private dialog sessions in target districts, which brought together farmers and SUERIP leadership to discuss the benefits of registering land use rights and explaining the associated steps and cost. As a result, 2,079 dehkan farms in the ZOI were registered in 2019, 96.5 percent of the total at that time. In addition, in the first five months of 2020, 429 dehkan farms have been registered.



Farmers and SUERIP representatives discuss how to register land use rights at a public-private dialog in Vakhsh District, May 2019.

1.3 LESSONS LEARNED AND RECOMMENDATIONS

SUERIP's cadastral record service still operates under an old model that is not based on a single-window approach, leading requests to be fulfilled in up to 30 working days and at greater cost to applicants and the agency. Considering that demand for these services from individuals and legal entities will grow with the further rollout of the land market, SUERIP should take steps to simplify its cadastral service procedures, with the ultimate goal of installing a single-window model similar to that used now for registration of land use rights. This will require the adoption of the new cadastral standard — already drafted by SUERIP with assistance from *LMDA* — which would serve as the basis for automating the services' intake processes. Similar streamlining can be done for SUERIP's technical inventory service

offerings, as well, which provide land survey data but take up to 15 days to fulfill requests. Future support in this area could also include assisting SUERIP to reprice its services to align with budget allocations that will take effect in 2021 and with the decreased cost of service provision that has come from the single-window model and ARS.

As SUERIP develops its capacity to capture and digitize cadastral records, Tajikistan's land market would benefit from a public database for this information so that private citizens and commercial entities may easily access data on available land plots without traveling to the location. Further, the introduction of a single-window model and digitalization of non-agricultural household land plots will compound the positive impacts of the *project's* support of SUERIP.

IV. INCREASE KNOWLEDGE OF AND PROTECTION OF AGRICULTURAL LAND MARKETS



Dodarbek Idiev (left) sits with tashabbuskor Gulbonu Rasulova (right) to review a new installment of the LMDA-supported Agroinform TJ newspaper. To raise awareness among land users of their rights and opportunities under the new market, the project used traditional print, radio, and television media, as well as workshops and seminars that brought together farmers and officials serving them.

I.I BACKGROUND

Implementing a successful land market in Tajikistan required establishing sustainable methods of informing land users on their rights under the country's reform process and providing mechanisms for defending these rights. It also was critical for these protections to work for all citizens, including the most vulnerable, so that everyone has an equal opportunity to succeed.

To expand knowledge about and provide protection of land use rights, LMDA leveraged local networks through three key partner groups:

- 1) NGO grantees (designated as Public Organizations [POs], under the laws of Tajikistan), which were responsible for conducting training;
- 2) The Tashabbuskor Network, a PO that organized volunteer local land reform activists to provide consultation services to farmers; and
- 3) LACs, which provided a local resource for rural populations in the ZOI to seek legal advice.

Task 4 Results Achieved

- 140,522 individuals in ZOI trained in land use rights, with 99% knowledge retention rate.
- 35,919 individuals receiving legal aid on land issues.
- 2,400 GOTJ officials supported through capacity building.
- 400 land and property right disputes resolved.

Through these networks and traditional mass media such as radio, television, and newsletters, *LMDA* helped keep farmers and local officials current with the changing legal environment and enabled them to capitalize on and implement changes in legislation and regulations in a timely and accurate fashion.

1.2 APPROACH AND RESULTS

Key Result 4.1. Ability of local non-governmental service providers to provide sustainable legal awareness and legal aid services on land reform issues improved.

The Tashabbuskor Network

Tajikistan's land reform process has been supported by a network of tashabbuskors. Inspired by the Kyrgyz *demilgechi* network, tashabbuskors are citizens in rural areas who serve local farmers as a trusted and recognized source of information on their rights under new land legislation and where to seek legal assistance. Through *LRFRP*, USAID supported the training of 67 tashabbuskors who covered all jamoats in the ZOI and assisted in raising farmer awareness of legal reforms relating to land and serving as a connection between LACs and remote rural populations.



Saidrahmon Rajabov, a member of the Tashabbuskor Network, distributes the project-sponsored Agroiinform TJ newspaper to farmers at a public-private dialog event in Khuroson District. The newsletter provided land users with information on the latest changes to land legislation and contact details for their local registration office and LAC.

In March 2017, with *project* support, the network was formally registered as a PO to improve the reach and sustainability of these services. Network members were based in their local jamoat government offices and conducted monthly focus group meetings to identify issues facing dehkan farmers, such as taxation, allocation of land shares, and potential violations of law, such as illegal exclusions from plots and denial of freedom to farm rights. Beyond providing one-on-one consultations with farmers and connecting them with LAC resources, tashabbuskors also presented these issues to local government representatives to help identify and develop resolutions, as well as to *LMDA* specialists to inform training modules that would be used with other partners in the ZOI.

Over the course of *LMDA*'s implementation, the Tashabbuskor Network held individual consultants and group events — including focus groups and roundtables, with 109,709 participants. Of this amount, one-third (36,134) were women, including land users and local government officials. Further details on this work may be found in Annex B. The Tashabbuskor Network also contributed 225 success stories to *LMDA*, enhancing the *project*'s communication by sharing individual successes at the grassroots level.

Legal Aid Centers

Even with access to information, farmers required professional legal advice and assistance to fully exercise their rights. To this end, *LMDA* supported 12 LACs — one in each ZOI target district — that worked with the Tashabbuskor Network to provide legal aid to farmers. Beyond providing capacity building assistance to improve the quality of service, *LMDA* assisted the LACs to become more sustainable so that legal aid could continue without donor assistance after the end of the project. This work to improve sustainability is discussed in greater detail below, under Key Result 4.4.

Legal Aid Center Results

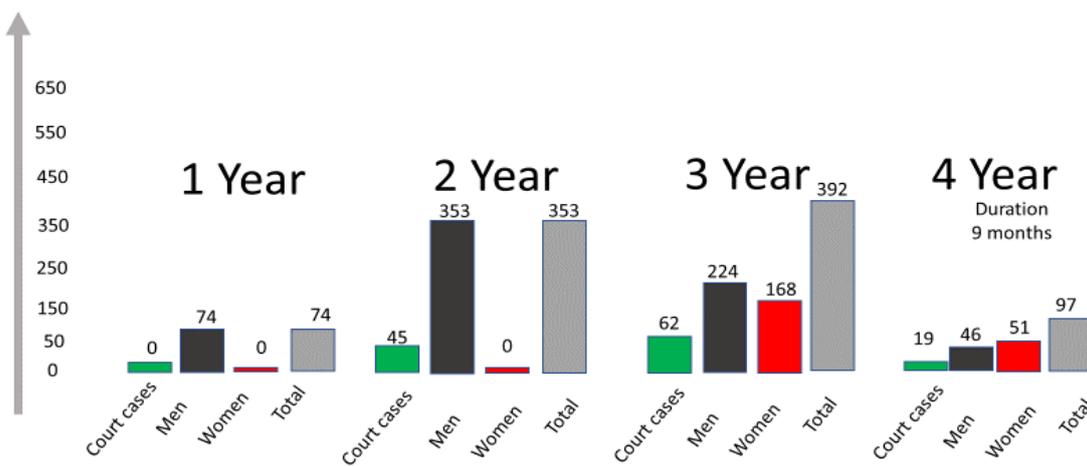
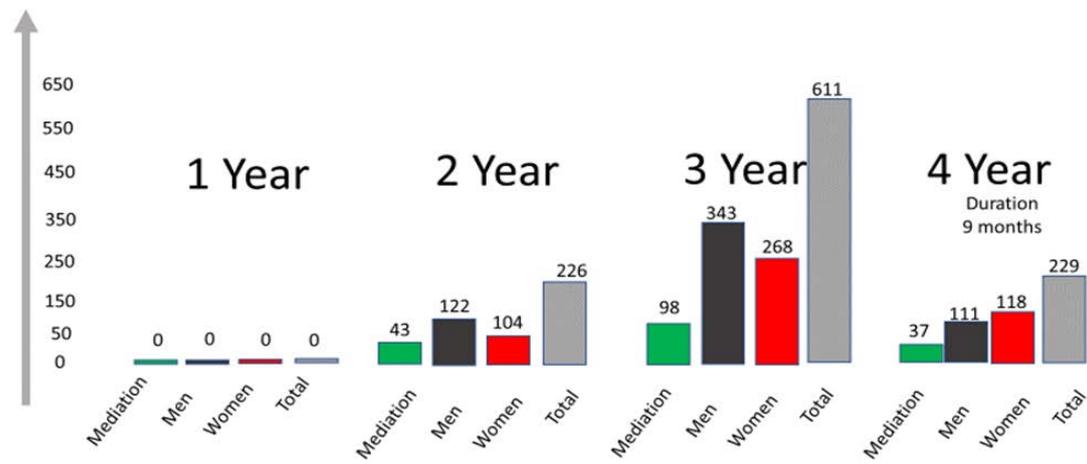
Over the life of *LMDA*, 12 LAC covering the entire ZOI provided 33,425 farmer consultations — including 14,740 women — and represented farmers in 126 court cases and 178 mediations relating to land right infractions.

LMDA's support of LACs included hands-on legal training in which *project* specialists offered written analysis on new laws and how to handle common legal cases. The project also prepared a series of easy-to-understand publications and pamphlets on land laws and issues for LACs and tashabbuskors to distribute to rural land holders. The communication guided citizens on identifying potential legal issues with land and obtaining support in the event of an infraction. These publications are available in LAC offices in each district and given to citizens at tashabbuskor-facilitated events.



Due to Tajikistan's cultural norms, women farmers would often hesitate to seek assistance from LACs, which were staffed predominately by men. To empower these beneficiaries to seek assistance, *LMDA* facilitated the engagement of additional woman LAC attorneys: this support nearly doubled the number of women engaged as LAC attorneys, from five to nine, and ensured that all supported LACs had at least one woman attorney. As a result, a majority of LACs operating in the ZOI experienced an increase in the percentage of women seeking legal consultations, with half seeing increases of more than 11 percent. Forty-four percent of all consultations provided by LACs during *LMDA* were for women farmers, and the percentage of women seeking LAC assistance to resolve disputes through mediation and court cases increased year over year; this increase is shown in the charts, next page.

This not only increased equitable access to legal assistance relating to land rights, but it further expanded the client base of the LACs as part of their drive to sustainability. Further information on this work may be found below under Key Result 4.4.



Due to the relative experience of their attorneys, some LACs performed better than others in providing effective legal advice. To address this, *LMDA* facilitated the mentorship of less experienced attorneys with those in higher performing LACs. Over the life of the *project*, 14 attorneys from higher performing LACs in Jayhun, Yovon, and Qubodiyon districts mentored 29 younger, less experienced attorneys to resolve land disputes through court cases and mediations, and to improve the quality of oral and written legal consultations. *LMDA* also created opportunities for mentorship across LACs with quarterly meetings, which convened lawyers to discuss common challenges and improve skills to prepare legal statements, as well as to share updated training materials produced by *LMDA*.

Equipped to Succeed

In January 2019, *LMDA* financed access to the Adlia software legal database for all 12 LACs. Adlia provides access to a legal database and up-to-date information on Tajik legislation. With this software, LAC attorneys can readily access current legal information for clientele and their cases. With their increased client base, the LACs themselves will be able to cover the fees to maintain and update the database, without donor assistance.

In addition, with *LMDA* support, the Union of Attorneys of Khatlon Region developed a training program for LAC attorneys to receive ongoing legal education relating to land legislation and associated legal issues. In June 2020, an initial 10 training sessions were delivered with *LMDA* assistance on a remote basis for 43 attorneys. The Union of Attorneys has indicated intent to continue this training quarterly.

Key Result 4.2. Awareness of land-related laws among relevant government personnel increased

Although LACs play a fundamental role in defending the rights of farmers in the ZOI, they are just one actor in a wider legal ecosystem of local government and judiciary entities. In addition to increasing knowledge of Tajikistan’s land reform process among land users, *LMDA* worked with GOTJ entities and personnel to ensure they understood their obligations under new legislation and were equipped to perform their functions. In total, *LMDA* engaged 2,400 government officials through educational and consensus-building events related to land tenure and property rights, including conferences, roundtables, and public-private dialogs.

Supreme Economic Court of Khatlon

Given its mandate for considering land disputes in Khatlon, *LMDA* worked with the Supreme Economic Court (SEC) of Khatlon to provide opportunities for professional exchanges between judges and LAC attorneys, and increasing the quality and availability of public information on the court’s work.

In June and November 2018, two *LMDA*-facilitated conferences convened 99 participants — including judges from the SEC of Khatlon and

representatives from the General Prosecution Office, National University of the Republic of Tajikistan, and LACs — to discuss land dispute resolution and updated legislation. These events marked the first time that judges and attorneys gathered in Tajikistan to discuss these issues. They also provided an opportunity for cross-training between SEC judges and LAC lawyers, as well as allowed both parties to establish rapport and trust in working together to resolve land disputes in Khatlon.

To improve public information on SEC’s work, *LMDA* also supported the court in developing its website to enable users to access information on litigations, such as times and locations of hearings; provide a platform for broadcasting updates to land legislation; and simplify SEC’s procedures for notifying parties in litigations regarding hearing information. To ensure the website’s sustainability and maintenance, *LMDA* supported SEC in training staff responsible for this work.

Public-Private Dialogs

LMDA worked through the Tashabbuskor Network to organize public-private dialog roundtables, which engaged 1,633 local government officials to meet with farmers to discuss topics such as land registration and taxation.

In May 2019, *LMDA* also hosted public-private dialogs on taxation of dehqan farms. The dialogs covered all 12 target districts and enabled 374 farmers to engage directly with



The June 2018 conference on resolution of land disputes by Khatlon’s economic court provided unprecedented knowledge-sharing event for legal professionals involved in the enforcement and protection of land rights in Tajikistan.

Khatlon tax authorities to receive clarity on issues relating to tax law and payments for which dehkan farms are responsible.

Key Result 4.3. Awareness of freedom to farm, land reform, and land use rights among FTF target population increased.

Despite the great strides that Tajikistan had made in advancing legislation to strengthen and establish a market in land rights, farmers were often unaware of these changes and so unable to capitalize on the new opportunities they presented. *LMDA* worked through local partners to train and inform land users of their rights under the reforms and new market. Over the life of the *project*, 140,522 individuals were trained on land related issues.



A farmer from Aini Jamoat of Khuroson District asks a question on the taxation of dehkan farms during a public-private dialog event.

Most of the training was delivered by PO grantees in the target districts, which conducted 7,674 training sessions. This work contributed to a feedback loop established by the *project* in which training results were evaluated, and topics were selected based on participant and farmer feedback. As part of their grant agreements, the POs developed training modules based on farmers' inquiries, which were then analyzed by *project* specialists and used to establish a learning agenda for all POs on a quarterly basis. Modules covered topics across all of *LMDA's* work, including changes in legislation and the tax regime; how to lease land and secure loans using land as collateral; and revisions to the land registration process. To build capacity of the PO trainers, *LMDA* conducted eight TOTs over the life of the *project* for 34 trainers — 20 women and 14 men.

Protecting Land Rights, by the Book

One of *LMDA's* most utilized resources for beneficiaries was a book of all updated official Land Laws. It was distributed to SUIERIP offices, LAC attorneys, judges, and other related entities in all 12 target districts. This book is used daily by attorneys to find resolutions to the land issues and disputes that farmers have.

As part of its training program, *LMDA* designed booklets, brochures, and digital video discs on land reform topics, which were distributed to farmers, local government officials, LAC lawyers, and women groups in the ZOI. To ensure these materials remained up to date with Tajikistan's evolving land rights legislation, the *project* reviewed existing materials and confirmed their continued relevance based on feedback from farmers by grantee partners delivering training. In total, the *project* facilitated

the distribution of 526,020 leaflets, brochures, and books in Tajik, Russian, and Uzbek and 400 discs containing *project*-supported materials to jamoat offices, local government officials, tashabbuskors, farmers, LAC attorneys, and women's groups in the 12 target districts. For a full list of materials produced, please see Annex A.

In addition, the *project* leveraged television, radio, and print media to raise awareness of the land reform process and land rights among rural populations and local government officials. Throughout the life of the *project*, 38 television and 78 radio programs were produced and broadcasted, ranging from 10 to 15 minutes each and covering topics such as changes in the

land registration process; resources for farmers to seek legal assistance; women leadership in Tajikistan’s agriculture sector; and the pilot auctions to lease LRF land.

LMDA also worked with a grantee PO to publish and disseminate a four-page monthly newsletter, “Agroinform TJ,” which produced 38 issues over the life of the project, featured more than 200 articles, and averaged approximately 5,000 copies of monthly distribution in the ZOI. The newsletters featured a range of practical content to help farmers understand and exercise their land use rights, such as interviews with local government officials explaining updated land legislation; question-and-answer sections in which LAC lawyers provided responses to land user questions; and contact information for LACs and SURIP regional offices.

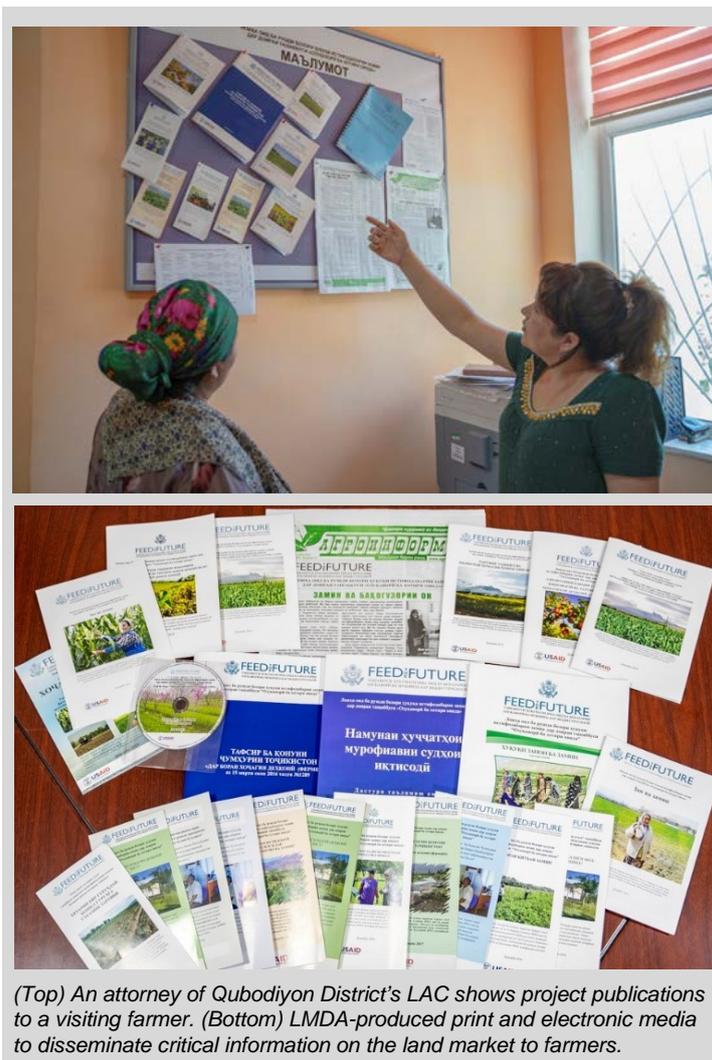
Agroinform TJ also shared stories that demonstrated individual successes in capitalizing on the emerging market, such as women who assumed leadership roles in the agriculture sector and farmers successfully defending their land use rights in court.

LMDA also engaged local media outlets at seven press events. These events provided opportunities to acquaint the public with local partners such as the Network of Tashabbuskors and Association of Independent Appraisals, amended legislation, and updates to the land registration process.

Recognizing the value of highlighting real people who have benefited from the *project’s* work, LMDA worked with local partners — such as the Network of Tashabbuskors, and LAC attorneys — to identify and tell the stories of individuals who successfully leveraged the opportunities provided by Tajikistan’s emerging land market. Starting in 2019, LMDA delivered training in identifying and documenting successes — including photography and writing style — so that these partners could continue to tell these stories after the end of the *project*.

Telling the Story Beyond Tajikistan

In its final two years, the project proactively broadcast Tajikistan’s land reform progress to the greater development community. This included [an article](#) detailing the pilot LRF auctions on USAID’s Medium website; a [photo story](#) on SUERIP’s use of drone technology; and USAID/Central Asia’s YouTube channel featuring a [project video](#) on developing perspective plans.



Between 2019 and 2020, to promote approval and implementation of the ROA, *LMDA* engaged a local research firm to conduct two surveys on farmer attitudes and behaviors on buying/selling land, leasing land, and the use of land use rights for agricultural loan collateral. In early 2020, the *project* also engaged a short-term expert to analyze survey results, comparing them to similar surveys done between 2006 and 2016. Survey analysis uncovered and clarified farmers’ motivation for being able to buy and sell land use rights. Notably, men and women identified a finite list of circumstances in which it might be wise to sell, including a lack of labor/management to farm the land, a need for cash, and inability to use the land. Another common response favored the “legal right” to buy and sell land if they wish. A third motivation in support of land transactions was the ability to buy more land to increase income or provide for children. The analysis also found that those who opposed being able to buy and sell land did not focus on a lack of trust in the associated procedures. Moreover, those in favor focused on wanting to have the legal right to buy and sell as they wish, suggesting that specific legal procedures for these transactions would be welcome by land users who are interested in participating in the market.

Key Result 4.4. Sustainability plan for LACs or an alternative model for disseminating land information and advice implemented.

LRFRP had supported the establishment of 12 LACs — one in each ZOI target district — on an NGO model to help farmers who were seeking to exercise their rights. While these LACs were initially able to charge fees for their services, the GOTJ Law on Legal Profession and Legal Activity, introduced on June 27, 2016, prevented NGOs from generating revenue in this manner. As a result, one of *LMDA*’s key objectives was to identify and test alternative models for LACs so that they could sustain their own operations without donor assistance.

In FY 2017, *LMDA* conducted an iterative process of identifying viable models for legal aid, with initial piloting and expansion of successful approaches. With the assistance of a short-term sustainability expert, the project initially identified three potential models for sustainable legal aid programs:

- 1) Engaging private law firms willing to open affiliate offices in rural areas to serve as LACs;
- 2) Working with the Khatlon Bar Association to establish LACs; and
- 3) Leveraging existing legal consultation centers to provide services relating to land use rights.

To test these models, *LMDA* analyzed the capacities of existing legal organizations and conducted roundtables with NGOs, commercial law firms, legal consultancies in Khatlon, and private attorneys to discuss their vision and potential approaches for providing legal services relating to land in a sustainable fashion. The analysis indicated that not all districts in Khatlon had functioning legal consultancies, but that the remaining districts could be covered through the bar association model. Further, law firms in Dushanbe and Bokhtar were not willing to open



LMDA’s short-term legal aid sustainability expert meets with attorneys in Jayhun District to discuss that LAC’s main sources of income.

association model. Further, law firms in Dushanbe and Bokhtar were not willing to open

affiliate offices at the district level, making the first model infeasible. In May 2017, LMDA issued a grant tender seeking organizations to provide legal services in all 12 districts, which resulted in six grants to five legal consultancy firms and one bar association.

All LACs provided legal services free of charge for the first three months of operations to establish a client base, and in October 2017 began charging fees. As part of this initial cycle of LAC grants, LMDA analyzed the two models to determine which would provide high-quality legal services to landholders, while promising the highest potential for sustainability. The analysis indicated that LACs that were based on the legal consultation model performed better than those based on the bar association model in terms of quality of service and revenue earned, making them more sustainable. By FY 2018, all 12 LACs supported by LMDA operated on a legal consultancy model.

Starting in FY 2019, LMDA engaged a local subcontractor (LLC SMART) to help LACs develop business sustainability plans. LLC SMART met with lawyers of each LAC to learn about their business model and to provide assistance to address operational deficiencies and improve financial sustainability. With this assistance, LACs improved their marketing, financial planning, and day-to-day business operations; conducted SWOT analyses to identify vulnerabilities; and ultimately became more sustainable by aligning operational and financial strategies with long-term goals.

By January 2018, the LACs had finalized business sustainability plans. LMDA facilitated continued support from LLC SMART with consultations and individual advisory meetings that focused on improving measures related to the implementation of tasks and goals defined in the plans. All LACs demonstrated a high willingness to achieve the goals outlined in their plans, which included raising their recognition among potential clientele through marketing and improving customer satisfaction through quality of service and communication.

To accomplish these objectives, LACs held numerous meetings, roundtables, and training sessions in various jamoats within their districts to attract new clientele; they also adopted procedures for notifying clientele in a timely fashion on the status of their cases. In these ways, the plans led LACs to emphasize a more client-orientated approach, strengthening their ability to attract and earn revenue to improve sustainability.



LMDA's local partner, LLC SMART, leads a business sustainability training.

In FY 2018, LMDA reviewed all 12 LACs to assess their progress toward sustainability; their main source(s) of clientele and income; and their ability to provide legal support on land issues after receiving LMDA's assistance. Several factors contributed to the LACs' considerable progress toward sustainability:

- Most LACs experienced an increase in their client base as a direct result of cooperating with LMDA due to *project*-hosted events and opportunities for lawyers to visit clientele in their jamoats, saving farmers the expense and time to travel to the LAC in the district center.

- LAC attorneys indicated that their practical knowledge of land use rights had improved because of *LMDA*'s training and informational materials distributed to them and to clientele.
- LAC lawyers noted a reputational gain from their successful representation of land users in courts, which led potential clientele — who would bring in additional revenue — to see them as valuable experts.

In the final two years of the *project*, *LMDA* and LLC SMART also worked with the Tashabbuskor Network to develop a sustainable business plan so the organization could continue providing services to populations in Khatlon after the end of *LMDA*. This included assistance and guidance on how the organization could market its activities to potential beneficiaries and new donors, as well as develop grant applications.

LLC SMART helped the Network develop a PowerPoint presentation and Facebook page for outreach. Apart from increasing the Network's public profile, these resources enabled the organization's leadership to identify and engage with similar organizations on social media, identify opportunities to expand its work, and connect with representatives of NGOs and donor organizations, such as the Eurasia Foundation of Central Asia and the European Union.

In 2019, the Network developed and submitted applications for funding outside of *LMDA*'s grant fund. In one case, the Network was one of 40 organizations out of 100 applicants awarded a grant by a European Union-funded project focused on the development of civil society organizations in rural areas. The grant allowed the Network's leadership to attend a three-day training on proposal writing.

In another case, with *LMDA* support, the Network worked with local authorities and citizens in Dusti District's 20-Solagii Istiqlol Jamoat to apply for funding to create jobs for women from poor families and to strengthen capacity of the local youth committee. As part of this process, the Network secured pledged contributions from local governments, the community, and private sector. Although the Tashabbuskor Network was unsuccessful in this grant application, it provided an example and model for future applications.

1.3 LESSONS LEARNED AND RECOMMENDATIONS

While all LACs supported by the *project* now have trained professionals to provide legal services that defend rights within the land market, there remains room for growth in terms of lawyers' gaining familiarity with SEC to foster positive working relationships. To this end, it would be productive for LACs and SEC to continue identifying opportunities to facilitate networking and connections between lawyers and SEC judges.

Further, LACs should proactively continue to engage women lawyers, considering their demonstrated effect on attracting clientele and additional revenue. Because lawyer mentoring has shown to improve the service quality of younger professionals, LACs should pair women lawyers in mentor relationships to facilitate cross-training and knowledge sharing.

The Tashabbuskor Network consists entirely of volunteers who do not charge for services; it will, therefore, never be entirely self-sustainable. The organization has proven, however, that it provides trusted information to rural populations in Khatlon, establishing it as a valuable partner to any international organization that supports agricultural development in the region. Future programming, therefore, should continue to build the Network's capacity to attract donor funding with low-cost outreach, networking, and public relations.

As Tajikistan continues its land reform process, it will be critical to facilitate connections between mass media representatives and government communication specialists. Press events, for example, will reinforce transparency and foster the media's trust, while also enabling officials to clarify terms, concepts, and benefits of the reform process.

Additionally, as described above under Key Result 4.3, *LMDA* analysis of farmer surveys reveals that land users recognize personalized benefits of transacting with land use rights within a market. This is the result of significant investment in education initiatives to inform farmers of their rights and obligations under new legislation. As Tajikistan's land reform process progresses, it will be essential to continue these efforts, with a priority on advising farmers on basic rights that are essential for decision-making and promoting knowledge of procedures to exercise those rights. The former may be done through mass media and other educational campaigns, and the latter through informing land users of where to go for specialized advice, such as LACs or a SUEIP office.

Finally, the COVID-19 pandemic has impacted how rural populations in Khatlon receive information. When *LMDA* began, few farmers had smart phones, so many of them relied heavily on print and mass media for communication. After the pandemic and associated social gathering restrictions, however, the *project* has noted an increased uptake on smartphones, if only in terms of one device per family. Although print media will remain an effective way of reaching people in Khatlon, future work in the region could leverage this change to amplify its reach and impact.



Khaidar Nazarov (top) and Sadorat Mirzoeva (bottom) proudly show their crop yields on land defended by the Jayhun LAC. Mr. Nazarov and Ms. Mirzoeva are two of 35,919 farmers who received USAID-supported legal aid on land issues during LMDA's implementation.



III. GENDER FOCUS



Female farmers participate in a July 1, 2019, training in Qubodiyon District. As female farmers formed the majority of Tajikistan’s agriculture sector, LMDA ensured that women leadership and empowerment was appropriately at the forefront of project programming.

I.1 BACKGROUND

The emerging land market presented unique opportunities for Tajik women who — due to the widespread absence of men in Tajikistan’s agricultural sector from their expatriation for opportunities abroad — had assumed key decision-making responsibilities that were not traditionally accessible to them. Accordingly, *LMDA* integrated a gender focus across all objectives; through this focus, the *project* advanced equitable land policy, ensured adequate dissemination and protection of legal rights, and enabled all farmers — men and women — the equal opportunity to buy, sell, lease, and register land use rights.

I.2 APPROACH AND RESULTS

Gender-Equitable Land Legislation and Policies

Before *LMDA*’s interventions, women did not have full access to the services and legal support for land use rights, leaving them unable to fulfill their responsibilities as *dehkan* farm heads. Under its first task, *LMDA* advanced gender-equitable legislation so all land users in Tajikistan — men and women — could register their holdings, enrich their economic livelihoods, and seek assistance for challenges.

To this end, *LMDA* worked with the *IMWG* to review proposed legislation for gender-sensitivity before its submission to the *GOTJ* for review and approval. The review was guided by a checklist based on an *LRFRP*-developed document. The checklist reviewed whether legislation contained terms with a direct or indirect gender meaning, and whether potential gender issues could arise during the law’s implementation that were not considered in the written legislation. Several key pieces of legislation that the project

advanced — including amendments to the State Registration and Mortgage Laws and new Appraisal Law — benefited from this review before GOTJ approval.

Further, under its fourth task, the project produced publications to distribute to women at training sessions, roundtables, and conferences. The publications explained how new legislation was gender-equitable and provided equal opportunity to women land users.

Public and Private Sector Engagement of Women in the Land Market

Though Tajikistan’s agriculture sector has a female majority, several supporting organizations and professions in the public and private sectors traditionally have been dominated by men. This imbalance, coupled with cultural norms, affects women’s interactions in these environments. To alleviate this constraint, *LMDA* worked with its partners to draw women to organizations that support the land market; opening access for women increased the organizations’ client and revenue base, strengthening their ability to fulfill their mandate and to self-sustain.

Association of Appraisers. In its initial analysis of Tajikistan’s appraisal industry, *LMDA* found that the country had no women appraisers. Accordingly, the *project* worked with the *AIA* to recruit women. In 2017, two women university graduates — Mehrangez Nabieva and Aziza Salimova — were selected for internships where they learned about the appraisal profession in seminars, training, and study tours. In 2019, Ms. Nabieva and Ms. Salimova were certified to teach the national appraisal standard developed under *LMDA* and selected from nine candidates to conduct courses at the *AIA*’s new training center. As trainers, the women enhanced the capacity of five new appraisers; supported the development and implementation of the draft methodology on agricultural land market value; and prepared reports to set pricing for Tajikistan’s first land auction.



Ms. Nabieva and Ms. Salimova paved the way for five more women to become appraisers in Tajikistan during *LMDA*. By the end of the *project*, the women were working as independent appraisal specialists for Kreston AC, a member of *AIA*. The number of women appraisers in Tajikistan rose from zero to seven during the *project*.

SUERIP. To support *SUERIP*, *LMDA* broadened opportunities and training for women registrars who would implement the agency's new automated single-window system. Throughout the *project*, the number of female registrars in the *ZOI* more than doubled — from three to eight — due to *SUERIP*'s professional development opportunities, including monthly training sessions at regional and national levels. In all of Tajikistan, the total number of women in different departments of *SUERIP*'s regional offices increased from eight in December 2018 to 38 in July 2020.



A women registrar in SUERIP's Kushoniyon office processes a farmer's documents.

LACs. Although the number of women who lead dehkan farms has increased from USAID efforts in policy reform and training outreach, social norms lead women to seek assistance from female — not male — lawyers. Accordingly — as part of its support of expanded, sustained legal protection to farmers — *LMDA* worked with *LAC* partners to increase the number of woman attorneys providing services to farmers.



Madieva Nigora, a lawyer in Qubodiyon's LAC, provides an individual consultation to a farmer and shares LMDA publications.

From the outset of *LMDA*'s collaboration with *LACs* in the *ZOI*, only five attorneys in the centers were women. From 2017 to 2019, *LMDA* worked with *LAC* partners to engage nine more women attorneys, bringing the total to 14, and ensuring that all *LACs* had at least one woman attorney. As a result, a majority of *LACs* in the *ZOI* saw an increase in the percentage of women seeking legal consultations; half saw increases of more than 11 percent. In total, 44 percent of individual consultations provided by *LACs* were for women farmers. Year

over year, the number of women applying for assistance to resolve disputes in court or through mediation increased as a percentage of total applications received.

Women Leadership in Land Reform

While Tajikistan's land reform process introduced legal acts supporting the right of women to acquire and protect their land, this has been complicated in practice by prevailing traditions regarding the use, distribution, inheritance, and documentation of land use rights. Women farmers are often unaware of their rights as a land user and legal recourse in violations. It was critical to make these efforts available to women who, as the largest segment of Tajikistan's agriculture sector, held the most opportunity to unlock the full economic potential of the country's land resources. To bridge this gap, the project worked through the Tashabbuskor Network and NGO partners to provide information services to farmers throughout the *ZOI*. It also worked through the *LACs*, which served as community-based resources, providing advice and representation on legal issues.

Creating Women Leaders

With training, *LMDA* empowered women to step into agriculture leadership positions. In 2017, of 110 newly registered farms in the *ZOI*, only 22 were led by women. By the end of April 2020, *LMDA*'s efforts increased the number 24-fold to 528 of 2,508 newly registered farms.



Jannatoy Saidmurodova, a farmer, active participant in LMDA's female forums, the head of a family dehqan farm in Kushoniyon District.

When the *project* held training for farmers, trainers noticed that prevailing national traditions and social norms inhibited women's participation because men were present. LMDA, therefore, held separate sessions for women farmers. Selection of women training cohorts was done in collaboration with the USAID-funded FTF Tajikistan Agriculture and Water Activity and Agribusiness Competitiveness Activity in Tajikistan so that target populations received comprehensive support in the economic potential of their land and farming

businesses. From June 2017 to March 2020, the *project* worked through grantee NGOs to conduct 1,837 training sessions for 32,746 female farmers on the rights of women to use land and the gender-equitable legislation advanced by the reform process. The training increased female farmers' awareness and legal literacy of land use rights and land reform, as well as their awareness of changes in land policy and market development.

In addition, the *project* facilitated regional forums for women to promote awareness of land use rights in their own words, and to motivate their peers to understand and defend their rights. This included four annual conferences in March — in honor of international Women's Day — 2017 to 2020, and annual forums for women farmers and tashabbuskors. These conferences convened 181 and 196 participants, respectively, including farmers, GOTJ officials, women's group representatives, LAC attorneys, and tashabbuskors. The events also directly contributed to the recruitment of new LAC lawyers, tashabbuskors, and SUERIP registrars, expanding women's leadership and involvement within the land market.



Kibriyo Kabutova, head of dehqan farm Navruz in Yovon District's Chorgul Jamoat, successfully defended her land use rights in 2018.



Participants at LMDA's second annual women tashabbuskor forum learned to promote female farmer leadership in Khatlon

In April 2020, LMDA was unable to continue in-person training due to GOTJ restrictions because of COVID-19. With its grantee partners, the *project* successfully pivoted to an

online training model, holding 146 training sessions for 449 female farmers. Farmers responded positively to the mobility and flexibility of online training because it allowed them access at any time and from anywhere.



Participants at LMDA's fourth annual conference on women's land rights in honor of International Women's Day.

Other Gender-Related Activities

Between 2017 and 2019, in support of the international annual 16 days of activism against gender-based violence (GBV) each November and December, LMDA hosted three



At LMDA's annual women's farmer forum in 2019, Ruzikhol Mirzoeva shares her experience as a farmer defending her land rights.

roundtables for women in Bokhtar, with participation from 162 individuals. The roundtables focused on the importance of protecting land use rights for women, which enables them to safeguard their profits and investments as farmers and to become economically independent and, therefore, less vulnerable to GBV.

Due to its success integrating gender concerns into programming, *LMDA* was invited by the USAID Advisory Committee to present its achievements at the 2019 Breaking Gender Barriers conference. At the conference, *LMDA* Deputy Chief of Party Nodira Sidykova presented the *project's* results and discussed challenges in addressing economic GBV through the land reform process, such as increasing women's awareness and legal literacy on land use rights and land reform — thus ensuring that female farmers are aware of changes in land policy and are able to participate in the land use rights market — and strengthening the capacity of female leaders generally in the land reform process.

IV. ACTIVITY MONITORING AND EVALUATION

This report includes LMDA’s cumulative results through the end of July 2020, as measured against 22 indicators. Results were measured against indicators from USAID’s Strengthening Tenure and Resources Rights IQC (STARR), FTF indicators, and custom indicators.

Detailed descriptions of each indicator may be found below. As shown in Table 12 at the end of this section, the project met or over-achieved all indicators.

Indicator 1.1 Number of specific pieces of tenure and property rights legislation or implementing regulations proposed, adopted, and/or implemented positively affecting property rights of urban and/or rural poor as a result of USG assistance (STARR) — Achieved

Measures the number of land-related laws, policies, regulations, and administrative procedures improved through LMDA assistance.

This indicator counts the number of land-related policies and legal instruments that completed one or more of the following five procedural stages of regulatory drafting/improvement due to project support:

- Stage 1: Analyzed
- Stage 2: Public debate and/or consultation with stakeholders
- Stage 3: Drafted or revised
- Stage 4: Received official approval
- Stage 5: Implemented

LMDA supported a 14 land-related policies and legal instruments through at least one of these stages, as detailed below in Table I.

TABLE I: STATUS OF IMPROVEMENTS TO LAWS AND REGULATIONS

#	LAWS AND REGULATIONS	STAGES				
		1	2	3	4	5
1	State Registration of Immovable Property and Rights to It Law					
2	Rules, Registration Procedures, Maintenance, and Forms of Registration Cards, Registration Files, Registration of Applications, and the Assignment of a Cadastral Number of Immovable Property	N/A	N/A			
3	Mortgage Law					
4	Appraisal Law					
5	Land Policy Concept (2030)					
6	Short-term Land Strategy (2017-2021)					
7	GOTJ Regulation on Rights of Alienation					
8	GOTJ Draft Rules on Transacting with Land Use Rights in the Land Use Rights Market					
9	Land Appraisal Law					

#	LAWS AND REGULATIONS	STAGES				
		1	2	3	4	5
10	Procedure on Providing Land Plots to Individuals and Legal Entities					
11	Lease Law					
12	Land Code					
13	Civil Code					
14	Tax Code					

Indicator 1.2 Percent of individuals trained in land tenure and property rights as a result of USG assistance who correctly identify learning objectives of the training 30 days after the training (STARR) — Achieved

The percent of individuals who received trainings in registration, surveying, conflict resolution, land allocation, land use planning, land legislation, land management, resettlement, restitution, or new technologies who correctly identify the key learning objectives of the training 30 days after its completion. An individual who receives training or technical assistance multiple times should be counted multiple times for this indicator.

Under this indicator, the *project* measured the knowledge of training participants through surveys conducted 30 days after completion of the training. Surveys were conducted on a quarterly basis by a *project* subcontractor via phone interviews. By the end of the *project*, 99 percent of people trained on land-related topics correctly identified the key learning objectives of the training 30 days after its completion.

Indicator 1.3 Number of land and property rights disputes resolved by local authorities, contractors, mediators, or courts as a result of USG assistance (STARR) — Achieved

Measures the number of land and property rights disputes resolved by local authorities, contractors, mediators, or courts.

With the *project's* support, a cumulative total of 400 land and property disputes in the ZOI were resolved by court representation and mediations. This result reflects contributions from *project*-supported LACs and the Tashabbuskor Network, as summarized in Table 2.

TABLE 2: NUMBER OF LAND AND PROPERTY RIGHTS DISPUTES RESOLVED

#	RESOLVED BY	RESOLVED THROUGH	
		COURT PROCESS	MEDIATION
1	Court (with LAC representation)	132	
2	LAC		178
3	Tashabbuskors		90
Total		132	268
Grant Total		400	

Indicator 1.4 Percent of people with access to a land administration or service entity, office, or related facility that the project technically or physically

establishes or upgrades who report awareness and understanding of the services offered (STARR) — Achieved

Measures the percent of adults who: (1) report awareness of the entity, office, or related facility; (2) can identify one or more services offered by the entity, office, or related facility; and (3) report valuing the service offered by the entity, office, or related facility. Interventions that include both technical and physical components are counted once, and any entity can be counted once in the year the upgrade/establishment occurs.

Results for this indicator were measured by project subcontractor LLC Tahlil va Mashvarat, which surveyed visitors of the 13 project-supported SUERIP offices. Results were calculated on a quarterly basis and not cumulative. The highest result for this indicator was achieved during FY 2020 Quarter 2, which showed 85 percent awareness of services provided by SUERIP offices, fully achieving the target. In FY 2020 Quarter 3, COVID-19 restrictions temporarily reduced outreach activities and SUERIP staffing levels, resulting in 81 percent of surveyed individuals reporting awareness and understanding of the services offered. Disaggregation of the result for this indicator by gender is shown in Table 3.

TABLE 3: PERCENTAGE OF PEOPLE WITH ACCESS TO LAND ADMINISTRATION WHO REPORT AWARENESS OF THE SERVICE OFFERED

	AWARE	NOT AWARE
Male	90%	10%
Female	73%	27%

Indicator 1.5 Number of parcels with relevant parcel information corrected or incorporated into an official land administration system (whether a system for the property registry, cadaster, or an integrated system) as a result of USG assistance (STARR) — Achieved

This may include newly digitized parcel rights, updated parcel attributes, parcels with boundary revisions or ownership rights corrected, and parcels with newly formalized rights. Reporting can include all parcels registered after the USG provided assistance or funding to the government or other authority to improve their system, which resulted in parcel information being corrected or incorporated into an official land administration system.

With LMDA support, a cumulative total of 2,508 parcels were registered by SUERIP in the ZOI. Table 4 disaggregates the parcels farms by districts and gender.

TABLE 4: NUMBER OF PARCELS WITH RELEVANT PARCEL INFORMATION CORRECTED OR INCORPORATED INTO AN OFFICIAL LAND ADMINISTRATION SYSTEM

#	DISTRICTS	# OF MALE HEAD	# OF FEMALE HEAD
1	Bokhtar city	5	4
2	Dusti	167	41
3	Jaloliddini Balhi	151	19
4	Jayhun	208	48
5	Jomi	224	75
6	Khuroson	109	12
7	Kushoniyon	98	27

#	DISTRICTS	# OF MALE HEAD	# OF FEMALE HEAD
8	Levakant	5	2
9	Nosiri Khisrav	145	34
10	Qubodiyon	246	65
11	Shahritus	232	55
12	Vakhsh	156	59
13	Yovon	234	87
Total		1,980	528
Grand Total		2,508	

Indicator 1.6 Number of people with secure tenure rights to land, with legally recognized documentation and who perceive their rights to land as secure as a result of USG assistance (STARR) — Achieved

Measures the number of adults who have received legally recognized documentation of their rights to land and who report (for example through polling or household survey) their rights are secure. Any legally recognized documentation of tenure rights should be captured by this indicator, regardless of type. Examples of legally recognized documentation may include certificates, titles, lease, or other recorded documentation issued by government institutions.

Project subcontractor LLC Tahlil va Mashvarat conducted quarterly surveys of visitors to the 13 SUERIP offices in the ZOI to assess whether they perceived their land use rights as secure after receiving a registration certificate. According to these surveys, a cumulative total of 12,255 farmers reported they consider their rights as secured as a result of USG assistance.

Indicator 2.1 Number of individuals participating in USG food security programs (FTF) — Achieved

Measures participants of Feed the Future-funded programs. The number includes those who participate in LMDA trainings, including farmers, NGO representatives, and government officials. It also includes farmers who receive legal aid and informational consultations.

LMDA-supported activities led to a cumulative total of 160,878 individuals benefiting from USG food security programs. Results for this indicator include grantee trainings for farmers; legal aid provided by LACs; and tashabbuskors activities.

Indicator 2.2 Percent of USG-assisted organizations with improved performance (FTF) — Achieved

Measures the total number of defined organizations that benefit from LMDA's allocated resources toward strengthening organizational capacity and undergo a deliberate performance improvement process.

LMDA supported a cumulative total of 25 organizations under this indicator, including 12 community-based organizations, 10 legal companies, two associations, and one private enterprise. This support contributed to the improvement of organizational outputs and built capacity of grantees and subcontractors by introducing improved management practices. All organizations reported improvement in their performance, leading to this indicator's being

overachieved. Table 5 shows a detailed list of supported organizations through life of the project.

TABLE 5: ORGANIZATIONS RECEIVING USG ASSISTANCE THROUGH LMDA

	ORGANIZATION	ACTIVITIES	TYPE OF ORGANIZATION
1	Tashabbuskor Network	Information provision to rural beneficiaries	Public Organization (NGO)
2	Neksigol Mushovir	Design and publication of monthly newsletter on land reform	Public Organization (NGO)
3	10 Legal Consultancy Centers in 12 target districts	Sustainable legal aid provision	Private Enterprises
4	Fazoi Solim	Training organization	Public Organization (NGO)
5	Bonuvoni Fardo	Training organization	Public Organization (NGO)
6	Arbitraj	Training organization	Public Organization (NGO)
7	Sakina	Training organization	Public Organization (NGO)
8	Mahbuba	Training organization	Public Organization (NGO)
9	Tajikagrofond	Training organization	Public Organization (NGO)
10	Ruhafzo	Training organization	Public Organization (NGO)
11	AIA	Development of internal documents, drafting of national appraisal standards	Business Association
12	Hukuk va Rushti Jomeai Dehot	Training organization	Public Organization (NGO)
13	Iktidor	Training organization	Public Organization (NGO)
14	Marifat	Training organization	Public Organization (NGO)
15	Training and development of microfinancing Center	Training organization	Private Enterprise
16	Union of the Lawyers in Khatlon Region	Deliver trainings to attorneys and lawyers	Legal Association

Indicator 2.3 Number of adults provided with legally recognized and documented tenure rights to land or marine areas, as a result of USG assistance (FTF) — Achieved

Measures the number of adults participating in USG-funded activity designed to strengthen land or marine tenure rights who received legally recognized and documented tenure rights to land marine areas as a result of USG assistance.

Over LMDA’s implementation, 12,208 adults received legally recognized and documented tenure rights through the 13 project-supported SUERIP offices. This indicator was included starting in FY 2019, and is counted from a baseline established that year. See indicator 2.5 for results reflecting the entire life-of-project, from a baseline of zero.

Indicator 2.4 Number of adults who perceive their tenure rights to land or marine areas as secure as a result of USG assistance (FTF) — Achieved

Measures the number of adults participating in USG-funded activity designed to strengthen land or marine tenure rights who perceive their tenure rights as secure as a direct result of USG assistance.

Based on information collected by project subcontractor LLC Tahlil va Mashvarat via quarterly surveys of visitors to the 13 LMDA-supported SUERIP offices, 11,806 adults who received legally recognized and documented property rights consider their rights as secure after receiving their land use rights certificates. This indicator was included starting in FY 2019, and is counted from a baseline established that year. See indicator 1.6 for results reflecting the entire life-of-project, from a baseline of zero.

Indicator 2.5 Number of farmers who obtained documented property rights as a result of USG assistance (FTF) — Achieved

Measures number of farmers that received formal recognition by government institutions or other authorities at a national or local levels of ownership rights and/or use rights through certificates, titles, leases, or other recorded documentation.

During LMDA’s implementation, the 13 LMDA-supported SUERIP offices provided a cumulative total of 12,672 farmers with documented property rights. Table 6 shows disaggregation of farmers by districts and gender.

TABLE 6: NUMBER OF FARMERS OBTAINED DOCUMENTED PROPERTY RIGHTS

#	DISTRICTS	# OF MALE SHAREHOLDERS	# OF FEMALE SHAREHOLDERS
1	Bokhtar city	11	21
2	Dusti	597	527
3	Jaloliddini Balhi	558	458
4	Jayhun	656	434
5	Jomi	918	872
6	Khuroson	286	189
7	Kushoniyon	487	713
8	Levakant	7	16
9	Nosiri Khisrav	323	182
10	Qubodiyon	1,068	993
11	Shahrirus	703	654
12	Vakhsh	497	372
13	Yovon	629	501
Total		6,740	5,932
Grand Total		12,672	

Indicator 2.6 Number of individuals who received legal aid on land issues in FTF target districts supported by USAID (FTF) — Achieved

Number of all occurrences of individuals directly consulted by project-supported grantees, and also individuals receiving court representation and other project paid services.

LMDA-supported LACs provided 33,425 individual legal consultations; supported 842 famers in the resolution of 126 court cases; and supported 1,652 famers in the resolution of 268 land and property rights disputes, resulting in a cumulative total of 35,919 individuals receiving USAID-supported legal aid on land related issues across the ZOI. Table 7 shows disaggregated results by type of services, districts, and gender.

TABLE 7: NUMBER OF INDIVIDUALS RECEIVED LEGAL AID ON LAND ISSUES

#	DISTRICTS	# OF PEOPLE RECEIVING LEGAL CONSULTATION		# OF PEOPLE BENEFITTING FROM COURT CASES RESOLVED		# OF PEOPLE BENEFITTING FROM THE RESOLVED DISPUTES BY MEDIATIONS	
		MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
1	Dusti	1,372	1,161	31	16	84	55
2	Jaloliddini Balhi	1,573	1,259	18	6	12	25
3	Jayhun	1,937	955	76	36	47	92
4	Jomi	1,693	1,256	11	27	54	78
5	Khuroson	1,768	1,391	19	0	37	34
6	Kushoniyon	1,256	1,322	26	15	132	166
7	Levakant	1,293	1,198	109	37	63	54
8	Nosiri Khisrav	1,423	1,079	14	6	53	46
9	Qubodiyon	1,067	1,328	51	4	84	29
10	Shahritus	1,662	1,514	26	2	99	111
11	Vakhsh	1,877	1,515	33	33	62	73
12	Yovon	1,764	762	209	37	89	73
Total by Gender		18,685	14,740	623	219	816	836
Total		33,425		842		1,652	
Grand Total		35,919					

Indicator 2.7 Number of government officials supported by USG assistance (i.e., participated in trainings, roundtables, etc.) related to land tenure and property rights. These would include jamoat heads, agricultural specialists, local land committee officials, other relevant officials, judges, lawyers, and traditional authorities (heads of mahallas). (FTF) — Achieved

Tracks the number of government officials from relevant key institutions that participate in educational and consensus-building events. Relevant key institutions include organizations affiliated with SUEIP, regional committees on land management, tax offices, department of agriculture, press secretaries from relevant ministries, local executive authorities, local self-government bodies, and similar organizations at the village, jamoat (subdistrict), district, and regional levels in the target FTF districts.

LMDA supported a cumulative total of 2,400 government officials through USG assistance programs related to land tenure and property rights, including 1,633 local government officials from 12 districts of the ZOI who participated at the roundtables organized by tashabbuskors in target districts.

Indicator 2.8 Increased awareness of farmers regarding their rights in the target area (FTF) — Achieved

An index score from a project-issued survey that measures the knowledge of farmers on the rights accorded by the land reform process.

LMDA engaged subcontractor LLC Tahlil va Mashvarat to conduct annual surveys in target districts annually, at the end of each Fiscal Year, to assess farmer awareness in the ZOI

regarding their land use rights. The final survey was conducted in June 2020, with participation from 1,200 farmers in 12 districts of Khatlon. The mean score of the survey was 9.7 out of 11, indicating a high level of awareness of farmers on their land use rights. Activities contributing to this indicator included training, informational campaigns, TV and radio programs, and other outreach activities.

Indicator 2.9 Number of consensus-building fora (working groups, public-private dialogues, roundtables, etc.) held with project support (FTF) — Achieved

Measures the number of meetings, roundtables, forums, and other venues, in which civil sector actors (legal advocacy representatives, farmers, and others) interact with government officials regarding specific, demand-driven provisions of land policy and legislation.

LMDA supported a cumulative total of 1,677 consensus-building fora for project partners and beneficiaries to interact with government officials regarding land related issues.

Indicator 2.10 Number (and percent total) of court cases resolved to the benefit of farmers supported by the project (FTF) — Achieved

Measures the number and the percentage of court cases resolved to the benefit of farmers from the total number of court cases that were registered by project’s supported legal service providers.

LMDA-supported LACs provided court representation in a total of 132 court cases, out of which 126 were resolved to the benefit of farmers, making 96 percent of court cases resolved to the benefit of framers from total number of registered cases by the *project*. Table 8 provides information on resolved court cases disaggregated by type of the dispute.

TABLE 8: NUMBER OF COURT CASES RESOLVED

TYPE OF COURT	TYPE OF DISPUTE	CASES RESOLVED TO THE BENEFIT OF FARMERS SUPPORTED BY THE PROJECT		CASES RESOLVED TO THE BENEFIT OF THE OTHER SIDE		FARM TYPE
		# OF CASES	# OF FARMERS BENEFITING	# OF CASES	# OF FARMERS BENEFITING	
Economic	Unauthorized encroachment	49	366	1	6	Collective farms
Area	Unauthorized encroachment	8	52			Collective farms
	Violation of property rights	69	424	5	23	Individual farms
Total		126	842	6	29	

Indicator 2.11 Percent of cost of services covered through fees (FTF) — Achieved

Tracks the services provided by LACs for fees as a percentage of overall operating budget in order to measure sustainability progress.

By the end of the *project*, all LACs supported in the ZOI are expected to be entirely self-sustainable. All grant agreements providing LMDA support to all 12 LACs ended as of April 2020, and they have continued to work without financial support from the *project*, entirely

self-sufficient on their own funds.

Indicator 2.12 Number of new dehkan farms (including female-owned) established (i.e., have received certificates) with USAID assistance (FTF) — Achieved

Measures number of farms, including individual and family farms, which have been established with LMDA's support.

2,508 dehkan farms were established over the life of the project by the 13 LMDA-supported SUERIP offices.

Indicator 2.13 Total number of recorded land transactions formally registered in the targeted region facilitated by the project (FTF) — Achieved

Number of land transactions involving a purchase/sale, lease, exchange, or inheritance facilitated by LMDA-supported legal aid and service providers.

By the end of the project, a cumulative total of 750 land transactions were formally registered by registration offices in the ZOI, including 629 inheritance of land use rights; 24 lease agreements; and 97 exchanges. The result is disaggregated by transaction type below in Table 9.

TABLE 9. NUMBER OF RECORDED LAND TRANSACTIONS

#	TYPES OF TRANSACTIONS	QUANTITY
1	Inheritance	629
2	Lease	24
3	Exchange	97
Total		750

Indicator 2.14 Number of legal instruments drafted, proposed, or adopted with USG assistance designed to promote gender equality or non-discrimination against women or girls at the national or sub-national level (FTF) — Achieved

Number of all policies/laws/regulations LMDA lawyers, international experts, and working groups members work on that take into account gender.

Through the life of the project, LMDA examined 10 laws and regulations to confirm their compliance with gender-sensitivity requirements. The list of these laws and regulations is summarized in Table 10 below.

TABLE 10: LAWS AND REGULATIONS EXAMINED FOR GENDER SENSITIVITY

#	LAWS AND REGULATIONS
1	State Registration of Immovable Property and Rights to It Law
2	Land Policy Concept (2030)
3	Short-term Land Strategy (2017-2021)
4	Mortgage Law

#	LAWS AND REGULATIONS
5	Appraisal Law
6	Civil Code
7	Tax Code
8	GOTJ Draft Rules on Transacting with Land Use Rights in the Land Use Rights Market
9	GOTJ Regulation on Rights of Alienation
10	Land Appraisal Law

Indicator 3.1 Number of individuals within the FTF ZOI trained on land use rights and participation in the land rights market (Custom) — Achieved

The number of individuals who have received significant knowledge or skills via intentional, structured, and proposed interactions/trainings. Individuals can include farmers, local, regional and national government authorities, policymakers, public organization representatives, private practice lawyers, and other stakeholders of land reform.

With LMDA support, eight POs provided training in the ZOI on land use rights for a total of 140,522 individuals. Results disaggregated by occupation, district, and gender are shown in Table II below.

TABLE II. INDIVIDUALS TRAINED IN LAND TENURE AND PROPERTY RIGHTS

#	DISTRICTS	# OF FARMERS		# GOVERNMENT OFFICIALS	
		MALE	FEMALE	MALE	FEMALE
1	Dusti	5,361	5,881	90	21
2	Jaloliddini Balhi	4,725	6,491	60	9
3	Jayhun	6,795	4,502	61	9
4	Jomi	3,906	7,929	81	14
5	Khuroson	4,320	6,500	65	78
6	Kushoniyon	3,621	8,200	74	11
7	Levakant	2,513	8,512	75	25
8	Nosiri Khisrav	3,734	8,031	83	39
9	Qubodiyon	2,824	8,588	90	79
10	Shahritus	4,646	7,522	82	27
11	Vakhsh	5,593	6,882	77	18
12	Yovon	3,936	8,236	83	23
Total by Gender		51,974	87,274	921	353
Total		139,248		1,274	
Grant total		140,522			

Indicator 3.2 Percent of reduction in time and cost to register property (Custom) — Achieved

The average percentage change in number of days and amount of money it takes an individual to register a property within the formal system. This indicator is designed to refer to the duration of time (calendar days) and not time spent on a task. It includes all informal and formal steps to register a property for the first time or transfer a property between users.

Based on information received from the 13 SUEIP offices in target districts and Bokhtar city, project-supported upgrades and implementation of single-window principles led to a decrease in the time necessary to register property of up to 3 to 4 days. The reduction in days for each office, when averaged, reflects a reduction of between 50 percent, equal to FY 2019's target of 50 percent.

The cost of land registration also decreased by 30 percent. Because pricing for SUEIP services can be officially updated in 2020 only with the budgetary planning cycle, this is the earliest this 30 percent cost reduction will be adopted and realized. The FY 2019 target for this indicator — 50 percent decrease in time and 30 percent decrease in cost — was achieved.

TABLE 12. INDICATOR DATA

No.	Indicator	FTF/STAR R Indicator No.	Baseline	LOA Target	Annual Targets & Actuals (cumulative)								Final Target vs. Actual Achievement
					Year 1		Year 2		Year 3		Year 4		
					Target	Actual	Target	Actual	Target	Actual	Target	Actual	
STARR Indicators													
1.1	Number of specific pieces of tenure and property rights legislation or implementing regulations proposed, adopted, and/or implemented positively affecting property rights of urban and/or rural poor as a result of USG assistance.	EG.3.1-12	0	12	5	7	8	11	10	12	12	14	116%
1.2	Percent of individuals trained in land tenure and property rights as a result of USG assistance who correctly identify learning objectives of the training 30 days after the training.	EG.10.4-2	0	95%	75%	72%	75%	95%	75%	99%	95%	99%	104%
1.3	Number of land and property rights disputes resolved by local authorities, contractors, mediators, or courts as a result of USG assistance.	EG.10.4-3	344	400	64	17	140	179	200	344	400	400	100%
1.4	Percent of people with access to a land administration or service entity, office, or related facility that the <i>project</i> technically or physically establishes or upgrades who report awareness and understanding of the services offered.	EG.10.4-4	0	85%	40%	85%	50%	79%	60%	81%	85%	85%	100%*
1.5	Number of parcels with relevant parcel information corrected or incorporated into an official land administration system (whether a system for the property registry, cadaster, or an integrated system) as a result of USG assistance.	EG.10.4-5	2,079	2,430	250	110	750	1,227	1,350	2,079	2,430	2,508	103%

1.6	Number of people with secure tenure rights to land, legally recognized documentation and who perceive their rights to land as secure as a result of USG assistance.	EG.10.4-6	10,761	12,120	300	449	850	6,864	1,500	10,761	12,120	12,255	101%
FTF Indicators													
2.1	Number of individuals benefitting directly from USG interventions.	EG.3-2	28,243	118,243	N/A		N/A		88,243	111,854	118,243	160,878	136%
2.2	Percent of USG-assisted organizations with improved performance.	EG.3.2-29	0	95%	N/A		N/A		N/A		95%	100%	105%
2.3	Number of adults provided with legally recognized and documented tenure rights to land or marine areas, as a result of USG assistance.	EG.10.4-7	10,647	12,040	N/A		N/A		8,540	10,647	12,040	12,208	101%
2.4	Number of adults who perceive their tenure rights to land or marine areas as a result of USG assistance.	EG.10.4-8	10,312	11,600	N/A		N/A		8,315	10,312	11,600	11,806	101%
2.5	Number of farmers who obtained documented property rights as a result of USG assistance.	EG.3.1-13	11,111	12,500	300	464	850	7,004	1,500	11,111	12,500	12,672	101%
2.6	Number of individuals who received legal aid on land issues in FTF target districts supported by USAID.		0	32,000	8,000	627	16,000	14,998	24,000	30,422	32,000	35,919	112%
2.7	Number of government officials supported by USG assistance (i.e., participated in training, roundtables, etc.) related to land tenure and property rights. These include jamoat chairs, agricultural specialists, local land committee officials, other relevant officials, judges, lawyers, and traditional authorities (heads of <i>mahallas</i>).		0	2,400	400	876	800	1,675	1,600	2,012	2,400	2,400	100%

2.8	Increased awareness of farmers about their rights in the target districts.		7.65	9.7	8.5	9.4	8.7	9.8	9.15	9.4	9.7	9.7	100%
2.9	Number of consensus-building fora (working groups, public-private dialogues, roundtables, etc.) held with <i>project</i> support.		1,464	1,650	400	343	800	1,088	1,200	1,464	1,650	1,677	101%
2.10	Number (and percentage total) of court cases resolved to the benefit of farmers supported by the <i>project</i> .		107; 95%	120; 95%	24; 75%	7; 100%	48; 75%	45; 98%	75; 80%	107; 95%	120; 95%	126; 95%	105%
2.11	Percentage of cost of services covered through fees.		0	100%	30%	0%	50%	61%	75%	98%	100%	100%	100%
2.12	Number of new dehkan farms (including female-owned) established (i.e., have received certificates) with USAID assistance.		2,079	2,350	160	110	410	1,227	820	2,079	2,350	2,508	106%
2.13	Total number of recorded land transactions formally registered in the targeted region facilitated by the <i>project</i> .		477	600	0	0	60	132	100	477	600	750	125%
2.14	Number of legal instruments drafted, proposed, or adopted with USG assistance designed to promote gender equality or non-discrimination against women or girls at the national or sub-national level.		0	9	5	7	7	10	8	10	9	10	111%
CUSTOM INDICATORS													
3.1	Number of individuals within the FTF ZOI trained on land use rights and participation in the land rights market.		0	140,000	35,000	21,427	70,000	70,771	110,000	112,734	140,000	140,522	100%
3.2	Percent reduction in time and cost to register property.		0	50%; 30%	40%; 5%	50%, 0%	50%; 30%	50%; 30%	50%; 30%	50%, 30%	50%; 30%	50%; 30%	100%

* The target of 85% for Indicator 1.4 was achieved in Year 4 Quarter 2, prior to the introduction of COVID-19 pandemic restrictions in Tajikistan.

ANNEX A. LMDA KEY DOCUMENTS

Title	Details
Periodic Reports	
<i>LMDA Final Report</i>	Nov 2016 – Aug 2020
<i>LMDA Annual Performance Report, FY 2017</i>	Nov 2016 – Sep 2017
<i>LMDA Annual Performance Report, FY 2018</i>	Oct 2017 – Sep 2018
<i>LMDA Annual Performance Report, FY 2019</i>	Oct 2018 – Sep 2019
<i>LMDA Quarterly Performance Report, Q1/Q2 FY 2017</i>	Nov 2016 – March 2017
<i>LMDA Quarterly Performance Report, Q2 FY 2017</i>	Apr – Jun 2017
<i>LMDA Quarterly Performance Report, Q1 FY 2018</i>	Oct – Dec 2017
<i>LMDA Quarterly Performance Report, Q2 FY 2018</i>	Jan – Mar 2018
<i>LMDA Quarterly Performance Report, Q3 FY 2018</i>	Apr – Jun 2018
<i>LMDA Quarterly Performance Report, Q1 FY 2019</i>	Oct – Dec 2018
<i>LMDA Quarterly Performance Report, Q2 FY 2019</i>	Jan – Mar 2019
<i>LMDA Quarterly Performance Report, Q3 FY 2019</i>	Apr – Jun 2019
<i>LMDA Quarterly Performance Report, Q1 FY 2020</i>	Oct – Dec 2019
<i>LMDA Quarterly Performance Report, Q2 FY 2020</i>	Jan – Mar 2020
<i>LMDA Quarterly Performance Report, Q3 FY 2020</i>	Apr – Jun 2020
<i>Monthly Activity Plans</i>	Jan 2017 – Jul 2020
Annual Work Plans	
<i>Annual Work Plan, FY 2017</i>	Nov 2016 – Sep 2017
<i>Annual Work Plan, FY 2018</i>	Oct 2017 – Sep 2018
<i>Annual Work Plan, FY 2019</i>	Oct 2018 – Sep 2019
<i>Annual Work Plan, FY 2020</i>	Nov 2016 – Jul 2020
Activity Monitoring and Evaluation Plans	
<i>Activity Monitoring and Evaluation Plan (Version 1)</i>	Dated Dec 19, 2016
<i>Activity Monitoring and Evaluation Plan (Version 2)</i>	Dated Nov 20, 2018
<i>Activity Monitoring and Evaluation Plan (Version 3)</i>	Dated Dec 13, 2019
Short-Term Technical Assistance Expert Reports (FY 2017)	
Appraisal Expert, Nina Ignatenko	Analysis on current appraisal activities in the Republic of Tajikistan.
Registration Expert, Narynbek Isabekov	Analysis and recommendations on the roles and responsibilities of the SUERIP and the SLC.
Short-Term Technical Assistance Expert Reports (FY 2018)	
Tax Expert, Andrei Krasnikov	Analysis and recommendations on amending legislation to simplify terms and tax payment for dehqan farms.
Communications Expert, Frances Hardin	Landscape assessment on innovative approaches for public outreach, information dissemination, and public engagement.
Tax Expert, Andrei Krasnikov	Analysis and recommendations on tax legislation of the republic of Tajikistan: taxation of household plots and private subsidiary farm lands.
Registration Software Expert, Bakytbek Dzhushupbekov	Analysis and recommendations on the introduction of an Automated Registration System in SLC and SUERIP.
Legal Aid Sustainability Consultant, Stevan Dobrilovic	Report on LAC sustainability.
Land Legislation Expert, Robert Cemovich	Analysis and recommendations on land use rights for unlimited duration with the ROA.
Land Legislation Expert, Robert Cemovich	Analysis of recommendations to the Tajikistan's Lease Law.
Short-Term Technical Assistance Expert Reports (FY 2019)	
Registration Expert, Narynbek Isabekov	Analysis and recommendations on streamlining land registration procedures to decrease time and cost of registration.

Appraisal Expert, Nina Ignatenko	Recommendations to 1) Valuation Legislation; and 2) on developing National Appraisal Standards.
Appraisal Expert, Nina Ignatenko	Analysis and recommendations on problems and recommendations on licensing valuation activities in the Republic of Tajikistan.
Appraisal Expert, Nina Ignatenko	Methodology to Determine the Market Value of Agricultural Land Use Rights.
Short-Term Technical Assistance Expert Reports (FY 2020)	
Registration Expert, Bakytbek Dzhusupbekov	Report on developing Standard of Cadaster.
Appraisal Expert, Nina Ignatenko	The second edition of Methodology on determining the market value of land use rights of agricultural lands.
Land Administration Expert, Gulzat Namatbekova	Instructions on Conducting Auctions of LRF and SLF lands.
Land Administration Expert, Gulzat Namatbekova	Analysis on the trends of the dollar value fluctuation of the leased land use rights.
Research Expert, Eric Abbott	Analysis of the public perception data on land reform efforts in Tajikistan.
Booklets	
<i>Access to the secured loans on the land use rights</i>	
<i>How LACs Can Help Land Users</i>	Provides information on LAC activities in the ZOI.
<i>How the Tashabbuskor Can Help You</i>	Provides information on tashabbuskors' activities in 12 districts of Khatlon region.
<i>Land Plot Allocation to Create Dehkan Farms</i>	Provides information on rules of allocation of land for the creation of a dehkan farm.
<i>Land Registration</i>	Provides legal guidance on uniform and nationally recognized property registration documentation, providing farmers with a clear explanation of the new registration process.
<i>Land Use Right Termination</i>	Provides information regarding land use rights termination cases.
<i>Law On Dehkan Farms</i>	Provides information on dehkan farms types, dehkan farms rights, and more.
<i>Leasing of Land</i>	Provides information on leasing land, rights and obligations of lessors and lessees, and land lease duration.
<i>New amendments to the Tajikistan's Law "On Mortgage"</i>	Provides information about new changes in Tajikistan's Law on Mortgage.
<i>Procedures for Restructuring of Dehkan Farms</i>	
<i>Property Rights of Dehkan Farms</i>	Provides information on dehkan farm member property and land use rights.
<i>Rights and Responsibilities of Dehkan Farm Members</i>	Provides information on rights and responsibilities of dehkan farm members, including tax responsibilities and how to create a dehkan farm, receive profit, rent/mortgage/sell/transfer land use rights, and.
<i>Servitude</i>	Provides information on the rights of a third party to a piece of land, in certain cases, and information on compulsory and voluntary servitudes, and in what circumstances servitude can be used.
<i>State Registration of Immovable Property Rights</i>	Provides information on new amendments to the State Registration of Immovable Property and Rights Law regarding the simplified state registration of immovable property procedures [Note: the Main Amendments to the State Registration of Immovable Property and Rights Law booklet was published in two editions: 1) in juridical language for LACs and local

	government authorities; and 2) in simplified language for farmers.
<i>Termination of Land Use Rights</i>	Provides information on the circumstances under which a local government or court can withdraw land from land users (i.e., take back land use rights).
<i>The Allocation of Land Plots to Dehkan Farms</i>	Provides information on rules of allocation of land for creation of dehkan farms.
<i>The Many Ways the SUERIP Office Can Help You</i>	Provides information on the activities of 13 SUERIP regional offices based on single-window principle.
<i>Transfer Land from One Category to Another</i>	
<i>Women and Land</i>	Provides information on women's rights to the land.
Brochure	
<i>Comments to the Law On Dehkan Farms</i>	Provides clarification on the article of the Law on Dehkan Farms.
<i>Compensating Land Users for Damage and Losses Incurred when Using the Land for Non-Agricultural Purposes</i>	
<i>Creating Dehkan Farms as an Individual Enterprise and Legal Entity</i>	Provides information on how to create a dehkan farm as an individual enterprise and as a legal entity.
<i>Damage Compensation for Land Users When Land is Withdrawn from Circulation</i>	
<i>Economic Courts' Procedural Documents Templates</i>	Provides information on claims, court decisions and complaints.
<i>Inheritance of Land Use Rights</i>	Provides information on the inheritance of land use rights.
<i>Land Allocation for Agricultural Production and Land Use Rights Registration</i>	
<i>Methodology to Determine the Market Value of Agricultural Land Use Rights</i>	
<i>Perspective Plan of Jomi District</i>	
<i>Perspective Plan of Yovon District</i>	
<i>Procedures for Creating and Maintaining Private Subsidiary Farms</i>	
<i>Restructuring Agricultural Organizations and Creation of Dehkan Farms</i>	Provides information on the reorganization process for large dehkan farms and the documents needed to obtain a land use certificate.
<i>Special Features When Creating Dehkan Farms Registered as Physical and Legal Entities</i>	
<i>Taxation of Dehkan Farms</i>	Provides information on types of taxes, the order and procedures of paying taxes on dehkan farms, tax breaks, and tax deductions for dehkan farms.
<i>Templates of Contracts Used in Management and Agriculture</i>	Contains templates related to agricultural land leasing, storage, joint venture, loan, exchange, delivery of material and technical resources, and labor.
<i>Types of Contracts Used in the Management of Agricultural Lands</i>	Contains templates related to the following agreements: 1) agricultural land leasing; 2) storage; 3) joint venture; 4) loan; 5) exchange; 6) delivery of material and technical resources; 7) and labor.
<i>Women's Rights to Land</i>	Provides legal guidance for women: how to access, claim, use, and defend rights to land, as well as available government support.
Book	
<i>Collection of Land Laws</i>	

<i>Collection of the Plenums of Supreme Economic Court of RT</i>	
<i>Templates of Contracts for use in Agriculture</i>	Provides information on types of contracts used in agriculture: purchase contracts, lease contracts, barter contracts, delivery contracts, and more.

ANNEX B. TASHABBUSKOR ACTIVITIES

Districts	Consultations			Focus groups			Round tables			Local Government Officials		
	Men	Women	Total	Men	Women	Total	Men	Women	Total	Men	Women	Total
Jomi	3,999	2,071	6,070	1,615	670	2,285	2,583	823	3,406	269	18	287
Kushoniyon	3,002	2,319	5,321	1,004	1,147	2,151	1,699	1,685	3,384	131	12	143
Vakhsh	2,975	1,636	4,611	1,184	718	1,902	1,979	1,122	3,101	66	3	69
J. Balhi	3,545	996	4,541	1,526	438	1,964	2,253	699	2,952	157	10	167
Jayhun	3,740	811	4,551	1,641	283	1,924	2,369	395	2,764	104	15	119
Dusti	3,001	1,264	4,265	1,209	490	1,699	1,897	709	2,606	132	6	138
Qubodiyon	3,563	1,793	5,356	1,190	1,142	2,332	2,231	1,407	3,638	186	50	236
N. Khisrav	1,174	1,358	2,532	422	545	967	712	670	1,382	47	9	56
Levakant	774	793	1,567	269	356	625	566	471	1,037	99	3	102
Khuroson	2,927	1,048	3,975	1,148	298	1,446	1,816	426	2,242	115	10	125
Shahritus	2,612	2,012	4,624	781	792	1,573	1,416	1,174	2,590	51	15	66
Yovon	4,803	1,422	6,225	1,718	976	2,694	2,756	1,018	3,774	119	6	125
Total	36,115	17,523	53,638	13,707	7,855	21,562	22,277	10,599	32,876	1,476	157	1,633

ANNEX C. SUCCESS STORIES

Please see the next pages for Success Stories.



SUCCESS STORY

After Six Years, Justice and a Future for “Shohob-1”

Defending the land use rights of farmers



Shareholders of dehkan farm “Shohob-1” sowing their field.

“We were lucky to have our land back after six years, [and] now we are able to feed our families [with] no need to go abroad for a job.”

— Safar Tagoev, head of dehkan farm “Shohob-1”

Telling Our Story
U.S. Agency for International Development
Washington, DC 20523-1000
<http://stories.usaid.gov>

In August 2012, when Safar Tagoev established dehkan farm “Shohob-1” in Tajikistan’s Yovon District, he planned to use the land to improve his economic livelihood and grow food for his family. In October 2013, however, district authorities seized more than half of his 74 hectares, distributing them to other farms and a commercial entity. The reason? The local government claimed that Mr. Tagoev had voluntarily abandoned his land and, therefore, forfeited the right to farm it. What followed was a six-year campaign for Mr. Tagoev and 29 other shareholders to get back the land on which they had staked their economic futures.

Falsification of documents and corruption in local government remain a significant obstacle to land tenure security in Tajikistan. In addition, gaps in information and farmers’ understanding of land use rights prevent recognition of illegal actions.

Luckily, in July 2018, Mr. Tagoev and other shareholders had the opportunity to solve the issue by participating in a roundtable facilitated by the USAID *Feed the Future Tajikistan Land Market Development Activity*. At the roundtable, Qamchin Uzbekov — a local tashabbuskor, or land rights activist — consulted individually with farmers to help resolve their land issues. Mr. Uzbekov connected Mr. Tagoev to the district’s legal aid center, where attorney Mr. Bobisho Asoev and his colleagues took the case.

After reviewing the facts, the legal aid center submitted a claim to the Economic Court of Khatlon Region to invalidate the district authority’s decision. On January 8, 2019, the court declared that the land should be returned to dehkan farm “Shohob-1.”

The decision was as timely as it was happy, because it allowed the shareholders to sow the land during the spring and produce food for their families that year. For Mr. Tagoev, the outcome was a satisfying end to a hard-fought battle and provided hope for a bright economic future in his homeland. *“We were lucky to have our land back after six years [and] now we are able to feed our families [with] no need to go abroad for a job,”* he said.

In total, the *Land Market Development Activity* and legal aid centers assisted 35,919 citizens with individual consultations and representation in courts and mediations, resulting in the return of 857 hectares and helping farmers to secure their land rights, demand transparency, and acquire sustainable food security.



SUCCESS STORY

From Plan to Prosperity: Tajikistan's First Land Auction

Ensuring free and equal access to land for farmers



Mr. Izatullo Boboev on the land plot he won at Tajikistan's first land auction.

"The auction gave farmers a good chance to lease land I can confidently make plans to use the land for the next three years."

— Izatullo Boboev

As a 30-year-old entrepreneur, Izatullo Boboev knew that success was the result of planning and maybe a little good fortune. With his plan made — to acquire a plot of land suitable for farming — good fortune came in the form of advice from a local land rights activist: a tashabbuskor.

"I live in Jomi District and learned of the auction — where anyone could bid on agricultural land for lease — from Mr. Khurshed Soliev, our tashabbuskor," said Mr. Boboev. *"I got so excited!"*

The auction was unprecedented, as was its potential to positively impact Tajikistan's economy. Considering that Tajikistan has only 7 percent arable land — a large portion of which is state-managed — the *Feed the Future Tajikistan Land Market Development Activity* assisted local governments to optimize management of land they hold in a Land Reserve Fund. To this end, the *project* worked with officials in Jomi and Yovon districts to classify land plots in the Reserve Fund by economic potential, publish information on the plots available for leasing, and develop fair and transparent bidding procedures.

On September 26, 2019, the stage was set for the auction, with Mr. Boboev as one of seven participants registered to bid on five land plots. The competition led to bids above the starting price, but Mr. Boboev kept to his plan. In the end, Mr. Boboev placed the winning bid for his land plot, and walked from the auction hall with a newly signed lease agreement securing his right to use it.

He also had a new plan: to participate in future auctions to expand his farm, and he spread news of this opportunity to fellow citizens, including those abroad. *"A lot of my fellow residents who are in labor migration are interested in acquiring land and want to return to their homeland. They are not aware that they can lease land through auctions. I shared my first successful experience with friends and encouraged them to participate in the auctions,"* Mr. Boboev remarked.

In total, the first auctions supported by the *project* leased 63.64 hectares of land and will generate approximately US\$102,167 in revenue for local governments over five years. This is, however, just the beginning, and other districts have begun the process to hold their own auctions. With an estimated 2,857,706 hectares held by the Land Reserve Fund, the potential benefits for local governments in Tajikistan and farmers like Mr. Boboev are significant and will ensure the country's limited arable land resources are used to their full economic advantage.

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SUCCESS STORY

The First Seven: Women Leadership in Tajikistan's New Generation of Appraisers

Strengthening the capacity of independent appraisers



“With the project’s help I received a good knowledge base on land plot valuation, as it is not taught in Tajikistan. From the very beginning, we were hitting the books, and finally we had field training, where I implemented the theory in practice. And it was very helpful ... it gave me a lot!”

— Mehrangez Nabieva, an appraiser and certified trainer at the Association of Independent training center

With only 7 percent of its territory arable, Tajikistan's land is valuable. Although the country took steps to allow citizens to freely buy and sell rights to use the land, the lack of national appraisal standards and professional institutions to support their implementation made it difficult to determine how the land should be priced for exchange in an open market.

To address this, the *Feed the Future Tajikistan Land Market Development Activity* helped to establish the country's Association of Independent Appraisers, which brought together private sector entities involved in the profession. An issue remained, however: Despite a majority of Tajikistan's agricultural land users being women, there were no female appraisers.

With the *project's* support, the association's members actively recruited women as members. Mehrangez Nabieva was hired as an intern and quickly learned the appraiser profession, going on to play a significant role in the country's land reform process. This included helping to prepare an appraisal report to determine starting prices in Tajikistan's first land auction.

“The process was difficult, as it was a novelty at that time,” she reflected. “One of the challenges I faced was obtaining the exact information on land fertilizers from farmers, which brought certain difficulties in land market value calculation. But I could manage it, and the report was later used as a tool for the first land auction in Tajikistan. I’m proud of this.”

Ms. Nabieva's experience led her to become certified as a trainer for the association's training center, which was established with the support of the *Land Market Development Activity*. There, she trains and coaches new appraisers to help meet the rising demand ushered in by the emerging land market.

Over the life of the *project*, seven women were trained as appraisers. Ms. Nabieva is proud of her contributions to this new generation of leaders in a profession that is critical to fully unlocking the country's economic potential. *“To date, I can share [this] experience with others as a certified trainer. It’s amazing to see how your work is bearing fruit — new appraisers!”*

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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.



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