Technical Sheet for Solution Implementation

Administrative Support for the Allocation and Leasing of Agricultural Land for Equine Farms

Thematic area: Transversal.

Priority: How to manage issues related to access to agricultural land.

Need: Land management and procedures: How to improve transparency on land allocation?; How to facilitate exchanges with the land management organization?; How to clarify acquisition and distribution procedures?

Solution EU number: LA-05.

Content of the solution: Administrative and procedural support for equine farms to access, lease, or purchase agricultural land, with a focus on state-owned land and compliance with national and EU regulations.

Reasons for Implementing the Solution

Equine farms frequently encounter complex administrative procedures and legal requirements when seeking access to agricultural land. Structured administrative support improves transparency, reduces entry barriers, and facilitates fair access to land resources essential for sustainable equine operations.

Description of Solution Strategies

Administrative support is provided to guide equine farms through land allocation processes, including leasing and purchasing agricultural land, particularly where state-owned property is involved. The approach addresses regulatory, legal, and financial aspects of land access and supports compliance with national and EU frameworks.

Land lease conditions are generally regulated at Member State level and are often based on objective criteria such as soil quality, land classification, and location within defined administrative or tax districts. Lease rents and purchase prices are typically determined using official rate tables or regulatory annexes, which also define starting bids for tender procedures and binding payment obligations.

The administrative process includes assistance in preparing applications, understanding eligibility requirements, and interacting with competent authorities responsible for land management. In certain cases, authorities may exercise pre-emption rights or require assurances of agricultural activity, particularly when land is acquired by non-farmers.

Example: Administrative consent procedure for land purchase in Poland (KOWR)

In Poland, state-owned agricultural land is managed by the National Support Centre for Agriculture (KOWR). For the purchase of agricultural land, an application for consent must be submitted to the Local Branch of KOWR responsible for the location of the property. During the administrative procedure, KOWR may exercise its statutory right of pre-emption or issue

an administrative decision granting consent for acquisition by a non-farmer, provided that the applicant gives assurance of conducting agricultural activity.

This case demonstrates how public land agencies within the EU regulate access to agricultural land through approval and control mechanisms, ensuring continued agricultural use while allowing access for specialised sectors such as equine farms.

Implementation Steps

1. Identification of Land Opportunities: Search for available agricultural land suitable for equine operations, including state-owned and privately available land, using official platforms, local authorities, or municipal offices.

2. Review of Legal and Financial Conditions: Analyze national regulations on land leasing or purchase, including eligibility criteria, lease or purchase rates, and any additional obligations.

3. Preparation and Submission of Applications: Prepare and submit all required documents within deadlines, following the procedure specified by the competent authority or tender announcement.

4. Assessment and Qualification by Authorities: Authorities review applications for eligibility, compliance, and required assurances (e.g., proof of agricultural activity).

5. Participation in Tender or Allocation Procedure: Where applicable, participate in tender procedures (open, restricted, points-based, or auction), including deposit payment and bidding according to national rules.

6. Contract Award and Signing: Successful applicants enter into lease or purchase agreements with the competent authority, finalizing all administrative and financial conditions.

7. Post-Allocation Compliance: Ensure ongoing compliance with lease or ownership obligations, such as land use requirements, maintenance, or agricultural activity verification.

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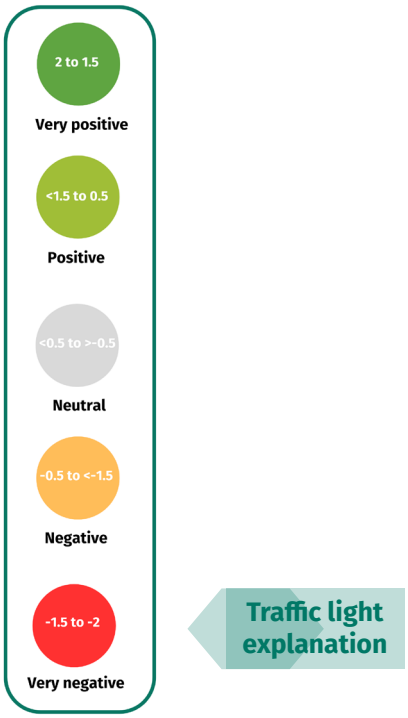
How Will this Solution Impact the Performance of your Farm?

TOPIC	SCORE
Social	0
Economics	0
Welfare	2.00
Health	0
Environmental	0.67
Pasture access and management	1.00
Global	0.83



Socioeconomics: This solution will not have effect on the social performance of the farm because administrative support for land leasing mainly operates at an institutional and procedural level. While it facilitates access to information and public land—particularly benefiting young farmers—it does not directly influence social outreach, community relations, working conditions, or public perception of the farm. Any social effects depend more on how the land is ultimately used and communicated, rather than on the administrative mechanism itself.

This solution will not have effect on the economic performance of the farm because land portage and administrative facilitation do not, by themselves, change production costs, revenues, or profitability. Although they can ease access to land (especially state-owned land, as in Poland, or through intermediaries like SAFER in France), the complexity of eligibility criteria, regulatory constraints, and lengthy procedures means that economic outcomes depend on subsequent investments and management decisions rather than on the support system alone.

Health & Welfare: This solution will have a neutral effect on the everyday farm's health performance since it does not directly help to maintain low levels of pain, mortality, and drug use. This solution will indirectly support equine welfare performance by maintaining a positive emotional state and provision of welfare-friendly housing conditions, since new lands can be offered for forage production or for grazing. Especially the latter provides fulfilment of the 3F aspects of welfare with group grazing and unrestricted locomotor activity.

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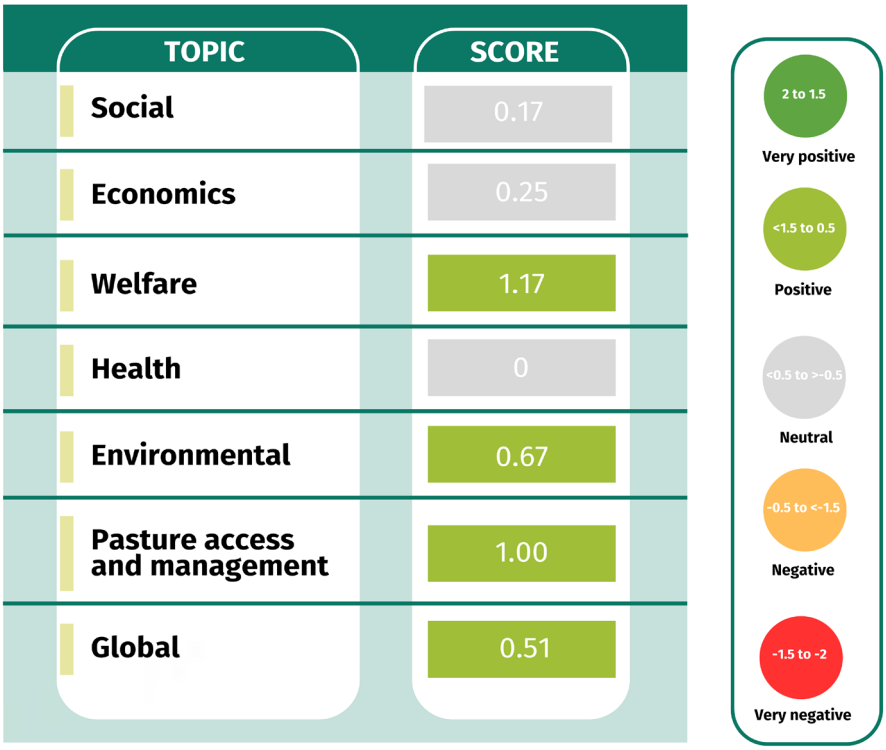
Environmental sustainability: This solution will support on the environmental performance of the because it allows utilization of unused areas and soil conservation. The solution supports halting biodiversity loss and water management of these areas.

This solution will support on the land access or management performance of the farm because improved pasture management and soil conservation when land is leased to responsible equine enterprises. This solution also allows sustainable land management on wastelands.

How Will this Solution Impact the Resilience of your Farm?



Socioeconomics: This solution will not impact social performance of the farm facing external challenges assessed because administrative support for land allocation and leasing mainly improves access to information, procedures, and regulatory pathways, but does not directly influence how the farm interacts with its community, clients, or workforce during crises. While it can indirectly support continuity (e.g. during pandemics or welfare transitions), social outcomes depend on farm-level communication and management choices rather than on the administrative mechanism itself.

This solution will not impact economic performance of the farm facing external challenges assessed because land portage and administrative facilitation act as enabling frameworks rather than economic levers. Their effects remain largely indirect and conditional on subsequent investments and management decisions. In inflation contexts, the solution is mostly neutral, with potential negative effects on profitability

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and quality of working life due to administrative burden and delayed access. In contrast, it can have positive or stabilising effects under pandemics, higher welfare standards, infectious disease outbreaks, extreme weather events, and limited grassland access by easing land access and regulatory compliance—but without directly generating income or reducing costs on its own.

Health & Welfare: This solution will not have an impact on the health performance when the farm faces external challenges since it does not directly reduce pain, mortality, or the need for extensive medication. This solution has a highly positive indirect effect on the welfare performance of the farm when faced with different external challenges. By enlarging the land area, more space may be used for forage production or turned into pastures. The latter provides the satisfaction of all 3Fs and thus enhances environmental opportunities crucial to save the behavioural health of equines.

Environmental sustainability: This solution will support or environmental performance of the farm facing external challenges assessed because it helps farm to cope with challenges caused by high welfare standards, high temperatures and/or draught and limited access to land by providing additional areas, less animal density and tramping in areas and, thus help farm to adapt to climate change, prevent biodiversity loss and improve water management. This solution will support land access or management performance of the farm facing external challenges assessed because lower stocking density per hectare is better for grassland management.

How can this solution help your farm to face specific external challenges to be more resilient?

CHALLENGES	SCORE
Inflation	-0.17
Pandemic	0.17
High welfare standard	0.92
High infectious diseases	0.25
Extreme weather event	0.50
Loss/limited access to grassland	1.25

2 to 1.5 Very positive
<1.5 to 0.5 Positive
<0.5 to >-0.5 Neutral
-0.5 to <-1.5 Negative
-1.5 to -2 Very negative

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Inflation & Social Crises: Social challenge: This solution will not impact the global performance of the farm facing pandemics because administrative support for land allocation mainly functions as an enabling framework rather than an operational response. While it can indirectly help maintain continuity of land access, it does not directly influence social interactions, labour availability, or crisis communication during pandemics. Animal welfare, health, and biodiversity conditions may remain stable thanks to continued access to land, but these benefits are indirect and do not significantly alter the farm's overall resilience to pandemic-related social disruptions.

Economic challenge: This solution will not impact the global performance of the farm facing inflation because land portage systems do not directly buffer farms against rising input prices or inflationary pressure. Although access to land can support forage autonomy, animal welfare, biodiversity conservation, and long-term health resilience, these positive effects depend on how the land is managed after allocation. The administrative tool itself does not generate income, reduce costs immediately, or guarantee investments in welfare or environmental practices, resulting in a generally neutral impact on the farm's global resilience under inflation.

Welfare & Diseases: Health challenge: this solution will not support the global performance of the farm across all three areas when facing infectious disease challenges because it does not directly prevent potential disease outbreaks. Thus, preventing or dealing with the pain or overuse of drugs and the mortality rate may not be successful when using this solution.

Welfare challenge: this solution will, however, support the global performance of the farm when faced with high welfare standards legislation, because the possibility of increasing the farm area enables the creation of welfare-friendly environments, thus, the fulfilment of 3Fs criteria, including positive emotional state of animals according to high welfare standards.

Climate Change & Access to Land: Environmental challenge: this solution will support the global performance of the farm facing abnormally high temperatures and/or draught because it helps to maintain good maintenance and emotional stage of equines, supports environmental sustainability during the dry period and lower stocking density per hectare is better for grassland helps to maintain grassland management.

Land access/mangement challenge: this solution will support the global performance of the farm facing loss or limited access to agricultural land because it provides possibility for finding alternative grassland areas to compensate lost ones.

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Cost-benefit Analysis

Costs

Socioeconomics:

- Administrative obligations: submitting applications within deadlines, fulfilling qualification requirements (e.g., individual farmer status, agricultural qualifications, no arrears with social insurance).
- Time required for searching for land, negotiations, and handling administrative matters.
- Payment of deposit (wadium) and participation in tender procedures for leasing.
- Relatively high costs of using legal services.
- Ongoing usage costs if the land is arable (e.g., maintenance, labor).

Health & Welfare:

- Investments in infrastructure may be needed to ensure proper welfare: fencing, water tanks, and suitable buildings.

Environmental Sustainability:

- No significant environmental costs identified.

Benefits

- Quick access to information about available state-owned land via online portals.
- Possibility to lease, purchase, sell, or permanently allocate land, supporting farm expansion.
- Transparency in lease rules and rent levels through regulatory acts.
- Access to land without large initial investments; financial resources can be directed to farm development.
- Convenient use of existing buildings and infrastructure on the land.
- Free legal assistance at the district level.
- Focused investment on operational activities (infrastructure, equipment, horses).
- Especially beneficial for young or new farmers aiming to establish or expand family farms.
- Leasing is typically restricted to individual farmers intending to operate or expand a family farm, usually within the municipality of residence or neighboring municipalities.

- Possibly greater opportunities for free movement and group grazing, improving animal welfare.
- Access to appropriately fenced land with water and shelter options (depending on leasing arrangements).

- Productive utilization of previously unused or wasteland areas.
- Potential for improved pasture management and soil conservation when land is leased to responsible equine enterprises.

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Cooperation between farms:

- No significant cooperation-related costs identified.

- Leasing or allocation processes provide opportunities for negotiation and collaboration with neighboring farms.
- Possibility to share infrastructure or coordinate land use for grazing and pasture rotation.

Additional Resources

Websites

- Polish Language
  - https://www.nieruchomoscikowr.gov.pl/nieruchomosci/oferty
  - https://erolnik.gov.pl/

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Annex

Ideas to Animate a Workshop About the Solution

- Invite a trader, advisor, consultancy, or company specialized in equine farm management, land allocation, agricultural law, or administrative support to sponsor the workshop.
- Identify a farm with practical experience in leasing or purchasing land, ideally including pastures, stables, and existing infrastructure where the workshop can take place.
- Prepare practical tasks that reflect the real administrative step and use interactive exercises, such as group discussions, role-playing a tender committee, or completing mock application forms, so participants experience the system hands-on.

Proposed Structure for the workshop on Administrative Support for Land Allocation in Equine Farms

1. Introduction to Administrative Support for Land Allocation
- What is land allocation support?
- Key features: information systems, legal frameworks, tender procedures.
- Types of land use: leasing, purchasing, selling, permanent allocation.

2. Benefits for equine farms
- Faster access to land and information.
- Financial advantages: land use without large upfront investments.
- Transparency in lease rules and costs.
- Supports cooperation between neighboring farms.

3. Practical Applications on equine farms
- Using leased land for pasture, training areas, or stables.
- Combining existing infrastructure with new land.
- Supporting group or individual horse housing.

4. How to Choose the most suitable approach
- Assess the farm's specific needs.
- Check administrative and eligibility requirements.
- Select suitable land type (pasture, arable, or infrastructure).

5. Hands-On Demonstration
- Simulate tender or application processes.
- Complete sample applications and submission procedures.
- Demonstrate negotiation and cooperation between farms.

6. Maintenance and Troubleshooting
- Managing leases, contracts, and deadlines.
- Ensuring compliance with animal welfare and environmental standards.
- Adapting land use to changing farm needs.

7. Case Studies and Real-World Examples
- Examples from Poland (KOWR) or other EU countries.
- Discussion on practical land use and management strategies.
- Tips and lessons learned from experienced horse farmers.

8. Cost Analysis and Return on Investment (ROI)
- Comparison of lease, infrastructure, and administrative costs.
- Benefits of using existing resources and minimizing initial investments.
- Savings through cooperation between farms.

9. Q&A Session
- Open discussion on administrative challenges.
- Sharing experiences regarding land use, animal welfare, and collaboration

10. Wrap-Up and Resources
- Summary of key workshop points.
- Additional resources: websites, authorities, advisory services.
- Guidance on funding programs or special support for young farmers.