Government of Reconciliation and National Unity

Property and Legal Security of Land Tenure in Nicaragua
Major Transformations of Tenure of Land in Nicaragua

1979-1989
- Massive Agricultural Reform for traditional farmers
- Urban Social Reform

1990-2006
- Demobilization Agreements
- Massive land distribution for demobilized soldiers
- Land titling at a lower scale

2007 to date
- Massive land titling, includes Indigenous Peoples
- Coverage of the National Registry
- Strengthening Records
- Strengthened legal and institutional framework
To understand the GRUN's efforts since 2007, it is imperative to know what we received from previous Governments.

Archipelago of Structures
- Institutional inconsistency.
- Duplication of Efforts.

Property insecurity (under an Organized Crime Network)
- Registration without control of transactions, on state properties.
- State properties without registration.
- Opposition to agricultural reform.
- Undetermined and confusing property claims, up to Double Compensation.

Property conflicts
- Titles upon titles, or to people who did not have possession.
- Property conflicts over Liquidated Banks.
- Land trafficking.
- Overlapping topographic plans and registry accounts, on the same property.
- Land dispossession for small producers.
Since 2007 we carried out a **STATE POLICY: EFFECTIVE MANAGEMENT OF PROPERTY.**

To Strengthen the Legal Security of All Nicaraguans.

INSERTING US ALL

Executive Branch

Legislative Branch

Municipalities

Judicial Branch
And we began to articulate all the institutions, based on a National Plan for Human Development.

To consolidate the autonomy of municipal and coastal lands, as well as to encourage effective taxation.

For the recovery of real estate derived from bank failures

For compensation to the State and the former workers of the State Owned Companies, affected by privatization.

For the legalization of the territories of the Caribbean Coast

To stop judicial proceedings, with which they illegally appropriated lands of the State

To compensate the State for abuses and legalize the lands of thousands of families, small producers and demobilized soldiers

To curb real estate abuse over Private and State areas.

To protect border areas, in search of sovereignty

For the ordering of national cartography and surveying of uncategorized areas

For the delimitation of protected areas

For the delimitation of Violated Production Areas

To consolidate the autonomy of municipal and coastal lands, as well as to encourage effective taxation.
<table>
<thead>
<tr>
<th>And we started working to:</th>
</tr>
</thead>
</table>

**Create a State Assets Unit:** Derived from the recovery of the Residual Assets from the Extinct Banks (BAMER, BANCAFE, BANIC, INTERBANK and BANCOSUR):

**Stop Irregular Indemnities:** We guarantee that the Claimants presented their documents correctly and we verified that they had no debts with the National Financial system. We dismissed assets with debt issues.

**Apply the Agricultural Law of 1917:** On properties adjacent to rivers, lakes, lagoons and coasts, that by rule of law belong to the Nicaraguan State and we stopped the Land Trafficking at the national level.

**Strengthen coordination with the Commission for Peace and Reconciliation:** For the attention and resolution of property conflicts, thus contributing to social peace.

**Consolidate a Demarcation and Land Titling Process for the Indigenous Communities of the Caribbean Coast:** Under the Framework of its Law No. 445 that harmonizes culture, traditions and customs of its inhabitants.

**Guarantee the legality for properties where State institutions operate:** To prevent these from being dispossessed: Schools, Hospitals, Health Centers, Police Stations and other institutions of the Executive Power.

**Ensure the qualification to the beneficiaries of the Urban and Rural social reform:** With a true gender equity.

**Close the Waiver:** As of 2007, we received **678 assets**, belonging to **325 citizens** (of which only **17 were true Americans**) as pending settlement.
With ordered structures; The GRUN has issued: 434,653 Property Titles; restoring the right to 1.8 million Nicaraguan families.

- **2007:** 8,902
- **2008:** 16,866
- **2009:** 24,253
- **2010:** 37,269
- **2011:** 70,288
- **2012:** 53,509
- **2013:** 26,734
- **2014:** 20,758
- **2015:** 27,625
- **2016:** 55,200
- **2017:** 34,348
- **2018:** 19,415
- **2019:** 23,263
- **2020:** 24,957
- **2020:** 16,223 have been issued as of July.

**Programmed for 2020:**
Land Titling compared to the 16 years of neoliberal governments: 1990-2006

Land Titling in Nicaragua, during the last 30 years

- Violeta Barrios de Chamorro: 109,234
- Arnoldo Aleman: 56,601
- Enrique Bolaños: 16,381
- GRUN: 434,653
What we received and we were solving

- 2007: Claimants accepted 325
- 2008: 299
- 2009: 260
- 2010: 235
- 2011: 210
- 2012: 178
- 2013: 159
- 2014: 91

What we received and we were solving
and it was possible to close the so-called Waiver in 2015

- Violeta Barrios and Arnoldo Aleman paid: USD$ 1,104 MM.
- Enrique Bolaños paid: USD$ 103 MM.
- GRUN paid in 8 years: USD$ 37 MM.
For the first time, the GRUN restored the ancestral rights of the indigenous and ethnic peoples and communities of the Caribbean Coast, Bocay, Coco, Indio and Maize Rivers, legalizing their lands.

**23 Indigenous Territories TITLED:**

- **304** Ancestral communities.
- **39,531** Families, for a total of: 227,185 people.
- **37,841** km² Titled.
- **Equivalent** to **31.16%** of the National Territory and **19%** of the Caribbean Coast.
In the Special area of Alto Wanki and Bocay, the last 2 titles for the Native Communities of that area will be ready at the end of 2020:

Settled in the Bosawás Biosphere Reserve, Alto Wangki and Bocay Special Zone:

- Mayangna Sauni Bu.
- Miskitu Indian Tasbaika Kum.

11 indigenous communities will benefit, comprising:

514 families (2,353 people).

and with an area of: 592.82 Km².

Representative map of what by the end of 2020 will have been legalized by the GRUN to the original communities of the Caribbean Coast since 2007.
The Restitution of Land Rights is not unrelated to the modernization of the governing institutions in this field.

Since 2007, work has been done to declare 6 Departments as registered areas, which were not previously.

And we continue to work in the same direction - currently-, in the municipalities of Rio Blanco, Rancho Grande, Juigalpa, Boaco and San Carlos.
This massive process of ordering and titling properties has contributed to economic sustainability, governance and social harmony; mainly in the rural area.

The legal, institutional and technical framework for the administration of property rights has also been strengthened, which provides a higher quality service to the population, benefiting men and women on equal terms, both in urban and rural sectors.

THANK YOU