



Gobierno de Reconciliación  
y Unidad Nacional

*El Pueblo, Presidente!*

2020  
TE  nicaragua

PATRIA!  
PAZI!  
PORVENIR!

# Government of Reconciliation and National Unity

## Property and Legal Security of Land Tenure in Nicaragua



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graph TD; A([Major Transformations of Tenure of Land in Nicaragua]) --> B[1979-1989]; A --> C[1990-2006]; A --> D[2007 to date];
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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

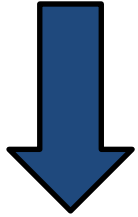


## Property conflicts

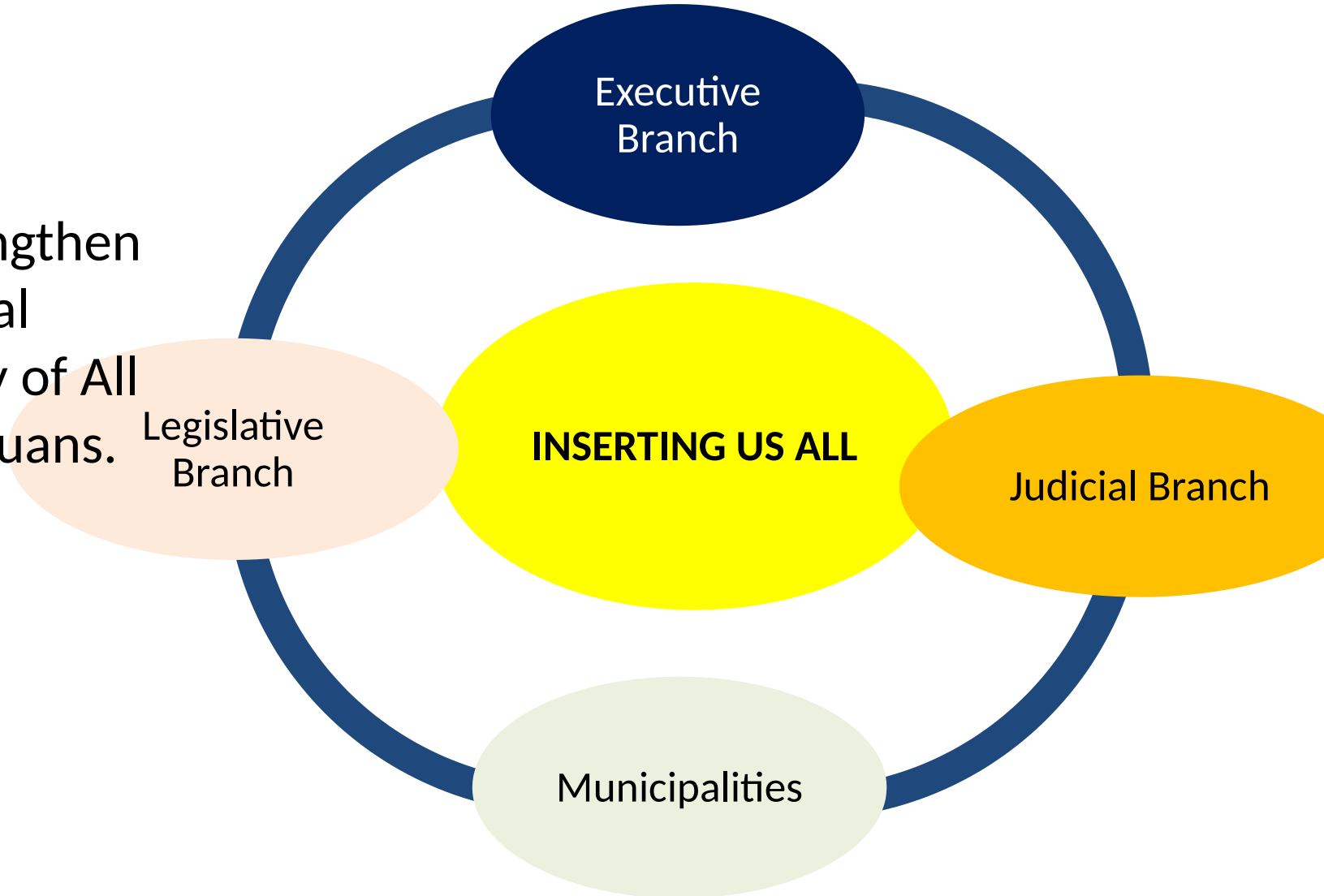
- Titles upon titles, or to people who did not have possession.
- Property conflicts over Liquidated Banks.
- Land trafficking.
- Overlapping topographic plans and registry accounts, on the same property.
- Land dispossession for small producers.

Since 2007 we carried out a

**STATE POLICY: EFFECTIVE MANAGEMENT OF PROPERTY.**

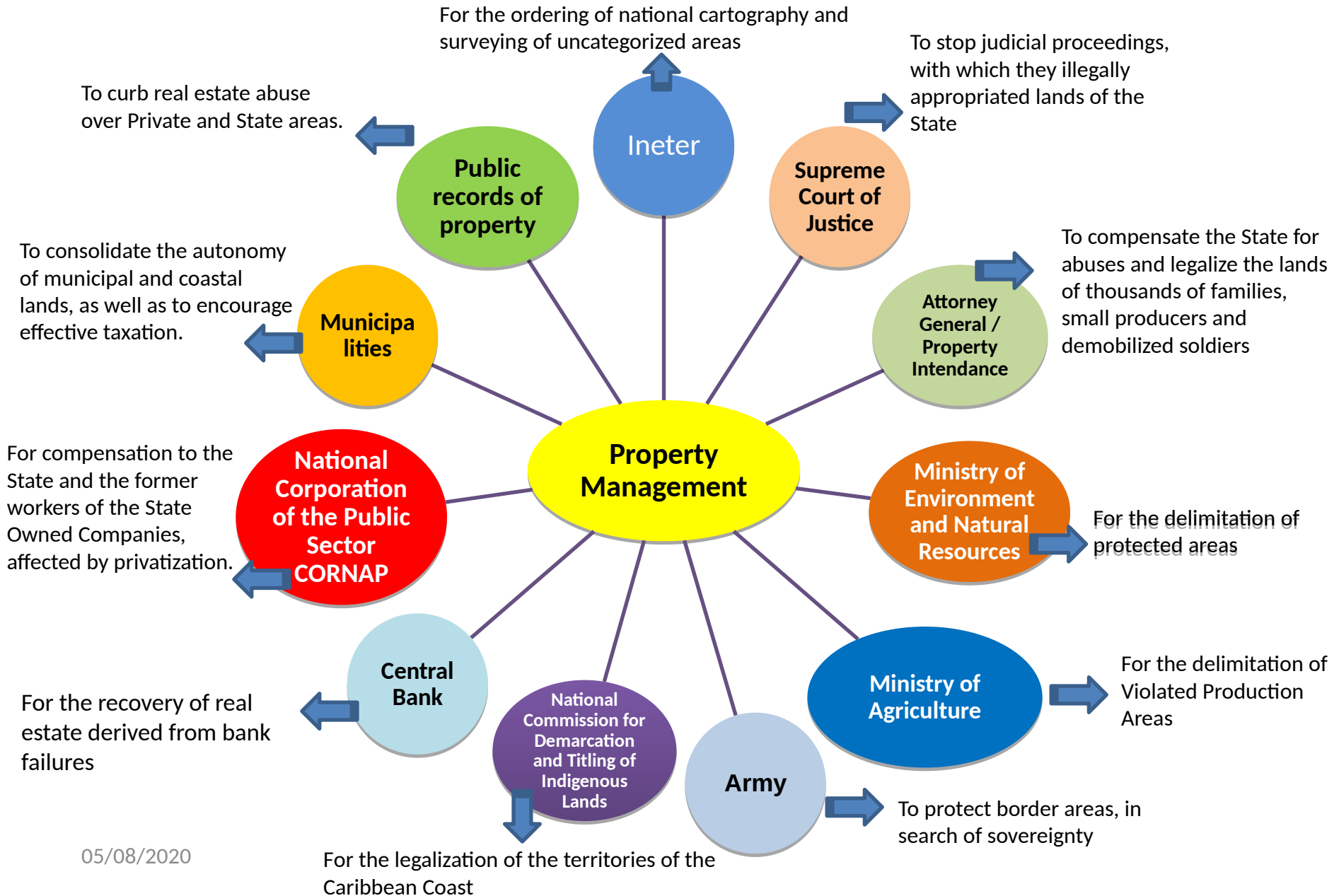


To Strengthen  
the Legal  
Security of All  
Nicaraguans.





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



# And we started working to:

**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

**2013:** 26,734

**2019:** 23,263

**2008:** 16,866

**2014:** 20,758

**2020:** 24,957  
programmed



**2009:** 24,253

**2015:** 27,625

2020: 16,223 have been  
issued as of July:

**2010:** 37,269

**2016:** 55,200

**2011:** 70,288

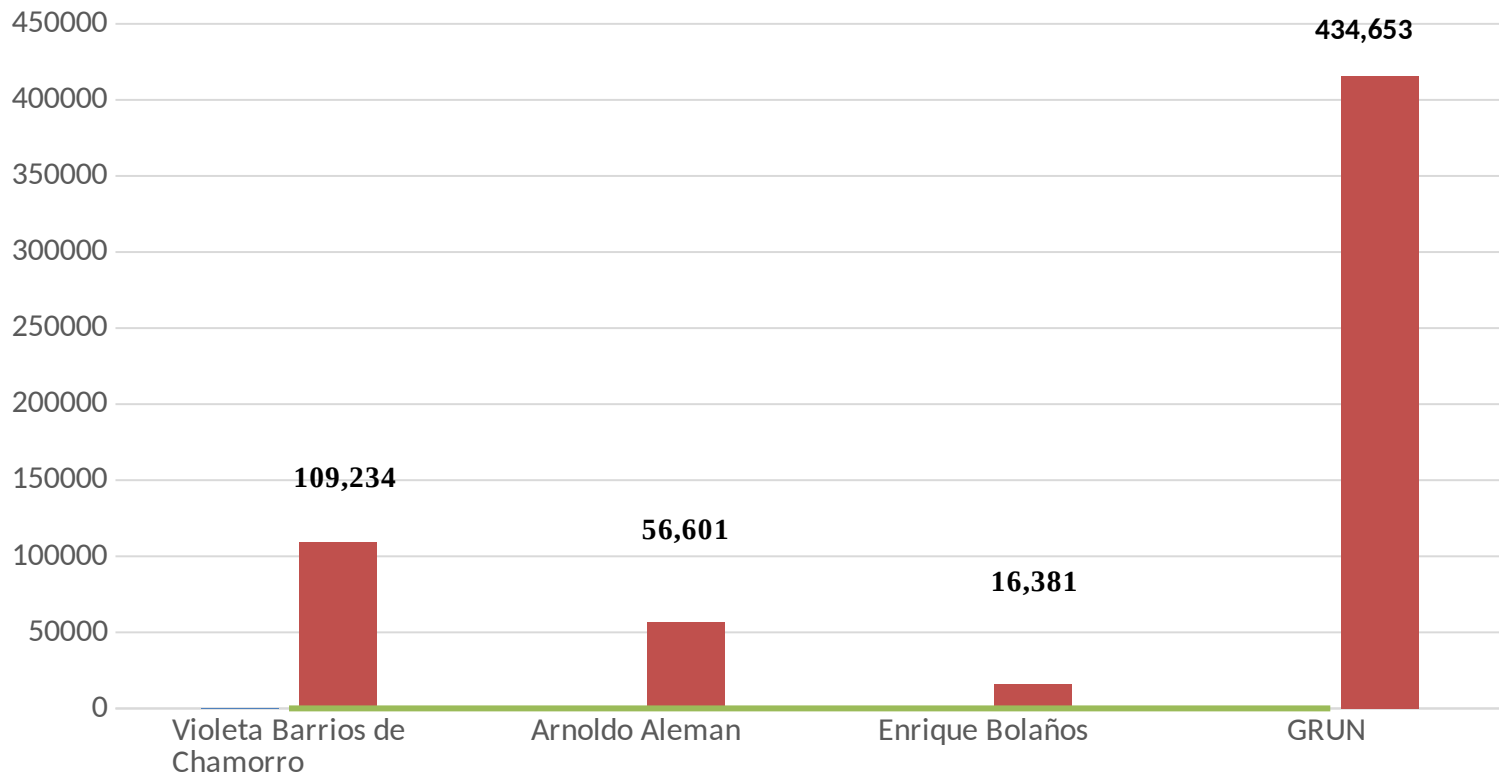
**2017:** 34,348

**2012:** 53,509

**2018:** 19,415

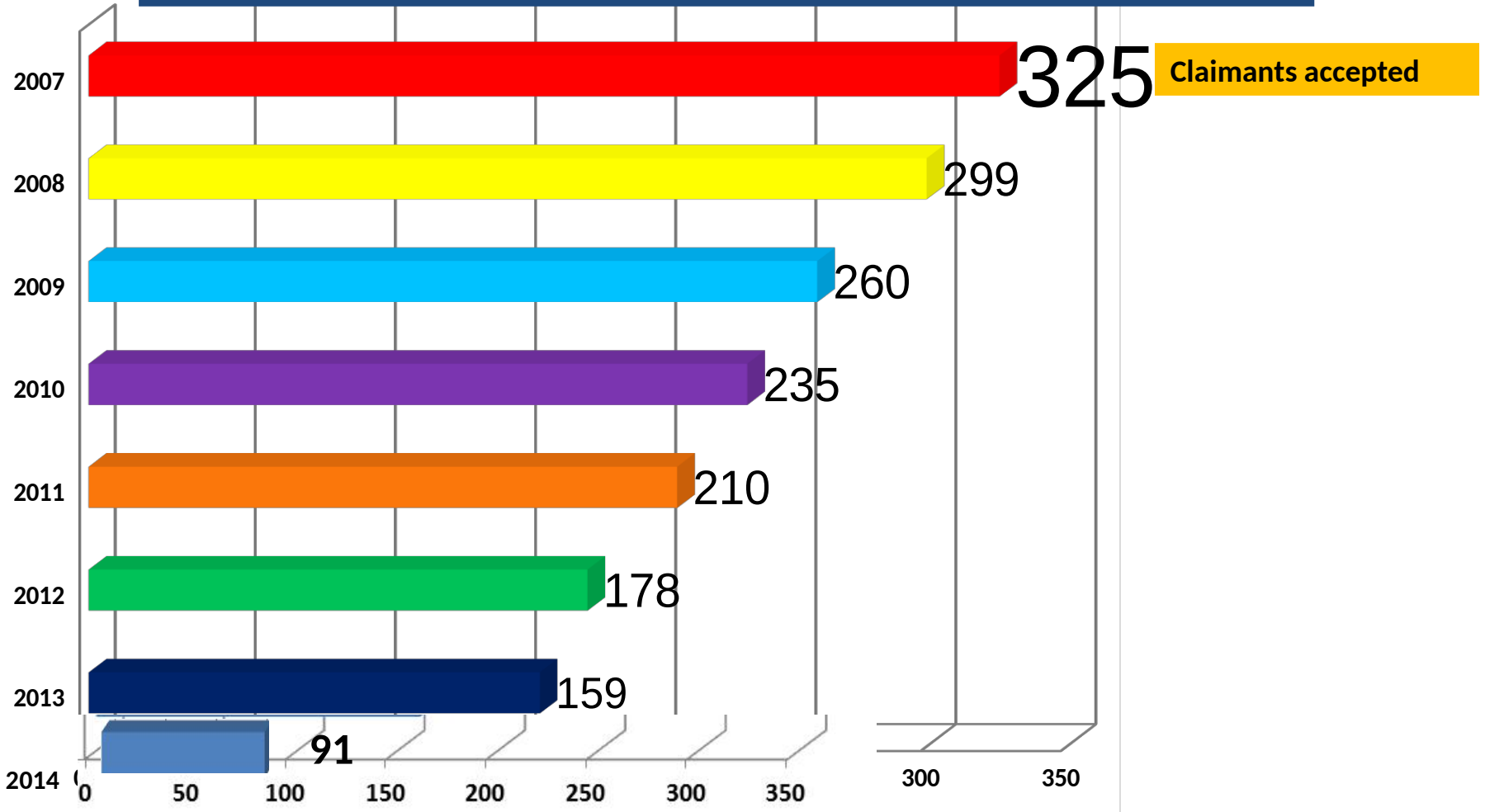
# Land Titling compared to the 16 years of neoliberal governments: 1990-2006

Land Titling in Nicaragua, during the last 30 years



# WAIVER

What we received and we were solving



and it was possible to close the so-called Waiver in 2015

#### EL NUEVO DIARIO.

6 DE AGOSTO 2015

### Nicaragua no necesitará más del "waiver"

Positivo. A través de una comunicación oficial el gobierno de Estados Unidos anunció ayer que ya no se precisará el otorgamiento anual de esa dispensa o "waiver".

Matilde Córdova

Foto: ARCHIVO/END [Ampliar](#)  
Daniel Ortega y Barack Obama se reencuentran en abril pasado.



Abd. durante la Cumbre de Las Américas en Panamá.

Foto: ARCHIVO/END [Ampliar](#)  
Daniel Ortega y Barack Obama se reencuentran en abril pasado, durante la Cumbre de Las Américas en Panamá.

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NOTICIAS

Edición Impreso

Nicaragua ya no necesitará de la dispensa o "waiver" que el gobierno de Estados Unidos otorgaba anualmente para que el país pudiese recibir cooperación y fuese beneficiado con préstamos de organismos multilaterales, anunció ayer la embajada estadounidense en Managua, a través de una nota de prensa.

#### DIARIO METRO.

6 AGOSTO 2015



NACIONALES POR METRO NICARAGUA AGOSTO 6, 2015

### Nicaragua ya no necesitará "waiver" de propiedad

Desde mediados de los años noventa, Nicaragua debía recibir una dispensa o "waiver" de propiedad de parte del Gobierno de Estados Unidos cada año para poder recibir asistencia y apoyo de los Estados Unidos como parte de las restricciones legales

#### LA PRENSA.

5 de agosto 2015

### Nicaragua ya no requiere de waiver para recibir cooperación de EE. UU.

Gobierno de EE. UU. levanta restricciones al país, pero espera se protejan "los derechos de propiedad privada de todos los ciudadanos estadounidenses en Nicaragua"

Edición digital 05/08/2015

Se estima que Un millón de nicaragüenses residen en el exterior. LA PRENSA/ARCHIVO.

Nicaragua ya no requerirá de un waiver o dispensa cada año por parte de Estados Unidos para obtener préstamos internacionales que provengan de la renta de ese país, anunció este 5 de agosto la embajada de EE. UU. en Managua, mediante un comunicado.

Cada año Nicaragua requería del otorgamiento de esa dispensa para recibir cooperación de ese país, para lo cual las autoridades nicaragüenses necesitaban demostrar que había compromiso real en la resolución de casos de confiscación de propiedades a estadounidenses.

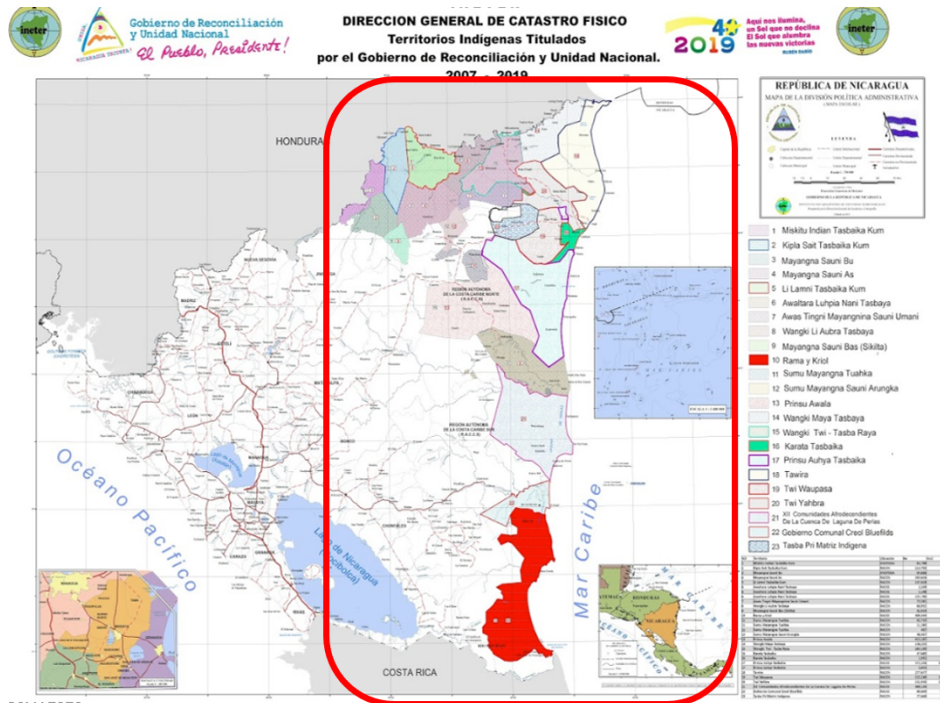
"El gobierno de los Estados Unidos ha levantado algunas restricciones legales relativas a la asistencia bilateral y apoyo para la concesión de préstamos internacionales a Nicaragua. Dichas restricciones fueron impuestas con base en la Sección 527 de la Ley de Autorización de las Relaciones Internacionales de los años fiscales 1994 y 1995, la cual prohíbe la asistencia y apoyo de los Estados Unidos a los países que no brinden a los ciudadanos estadounidenses un mecanismo adecuado para resolver sus reclamos pendientes de propiedades confiscadas", explica el comunicado de la sede diplomática estadounidense en Managua.

En la misma recuerda que en caso de que esta dispensa no se otorgara "las restricciones de la Sección 527 permanecen en pleno vigor mientras existan reclamos sin resolverse. Esta disposición ha sido aplicada a Nicaragua desde que la ley fue aprobada y el Secretario de Estado anualmente ha dispensado su aplicación".

Ahora que a Nicaragua se le ha levantado esas restricciones de la Sección 527, "significa que el otorgamiento de esta dispensa o "waiver" anual ya no será necesario".

- 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:**

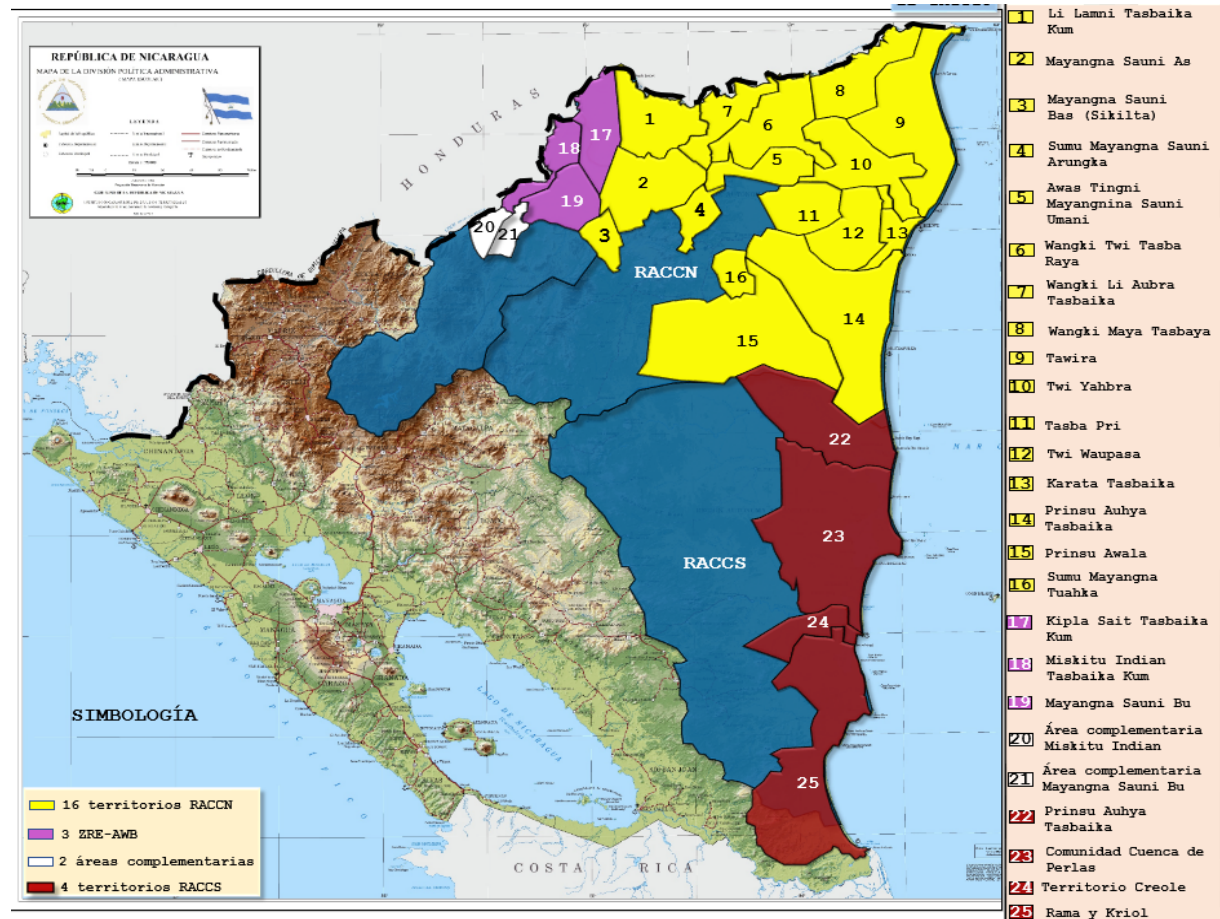
Settled in the Bosawás Biosphere Reserve, Alto Wanki and Bocay Special Zone:

- 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 Km<sup>2</sup>.**

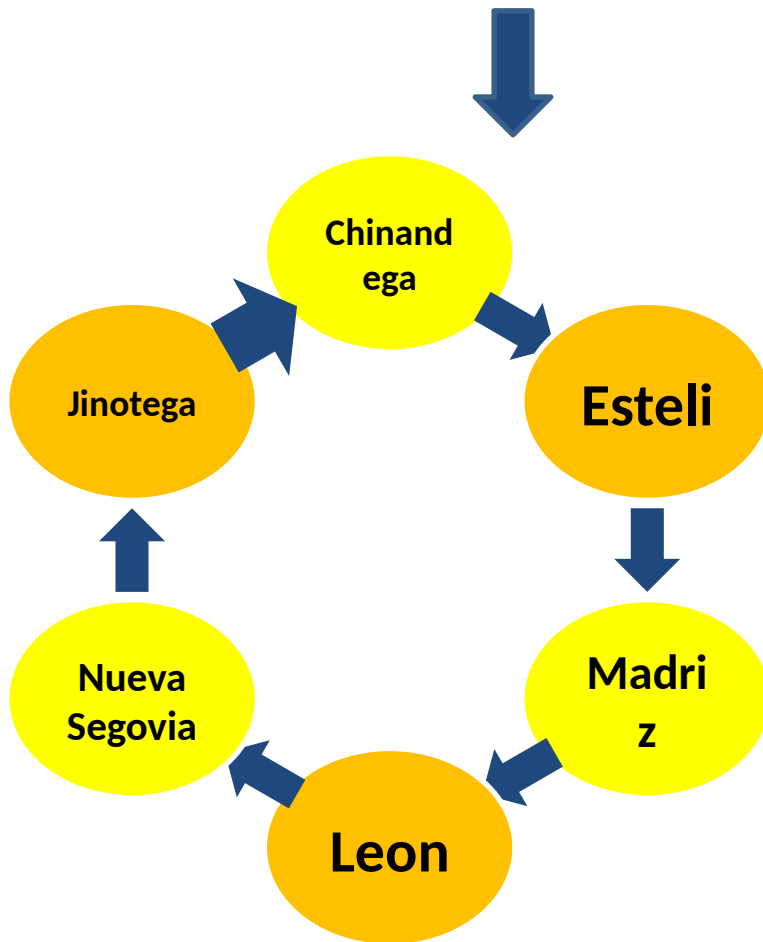


**Representative map of what by the end of 2020 will have been legalized by the GRUN to the original communities of the Caribbean Coast since 2007.**

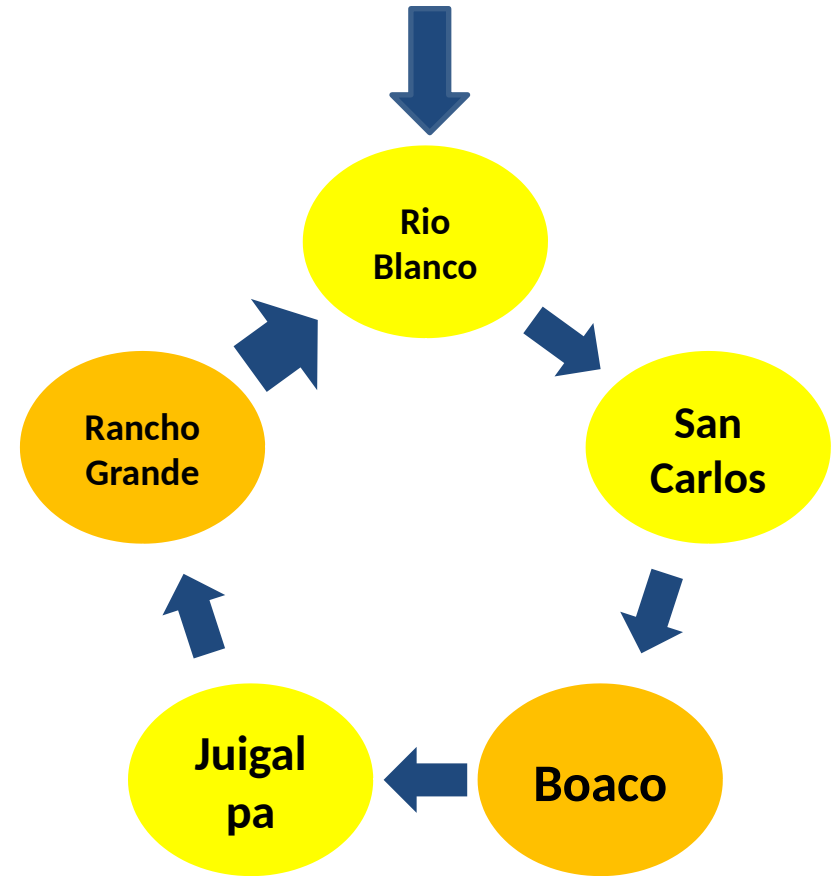


The Restitution of Land Rights is not unrelated to the modernization of the governing institutions in this field.

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





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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

