



# Why are land rights IMPORTANT TO BRAZIL?



Property rights enable people to:

1 USE 2 CONTROL 3 TRANSFER

— THEIR LAND —

But in certain parts of rural Brazil it is often unclear who holds these rights.

## PROPERTY RIGHTS RANKING

**76<sup>th</sup>**

AMONG 129  
COUNTRIES

Brazil ranks low in the world for providing secure physical property rights for its citizens.

Source: International Property Rights Index, Property Rights Alliance, 2015

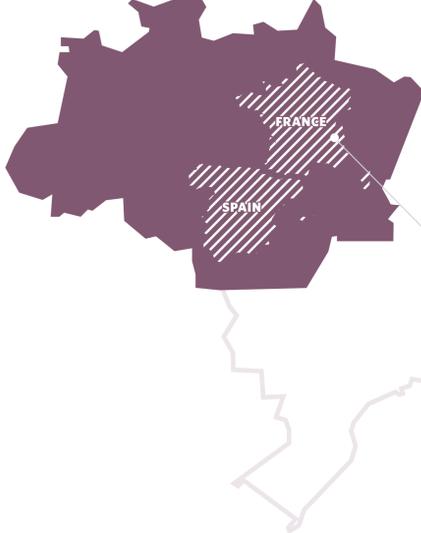
## FRAUDULENT OWNERSHIP

**23%**  
of land in the  
state of Par

is suspected of land grabbing through the falsification of land ownership documents (grilagem).



Source: Ipam, 2006



## ILLEGALLY OCCUPIED LAND

**24%**  
of federal land

in the Amazon is occupied illegally.

This equals the  
combined area of  
Spain and France.

Source: Terra Legal, 2015

## Insecure land rights create problems in rural areas throughout Brazil

### Conflicts and Violence

Land disputes among different interest groups, particularly in remote areas, often result in violence.

More environmental and land rights activists are assassinated

**in Brazil than anywhere else in the world.**

Source: Global Witness, 2016

**770**  
homicides

OVER LAND CONFLICTS  
BETWEEN 1994 AND 2015



Source: Comisso Pastoral da Terra, 2016



### Increased Deforestation

Poor titling makes it difficult for environmental agencies to identify land owners responsible for deforestation, impeding efforts to curb it.

### Good Agricultural Land Goes to Waste

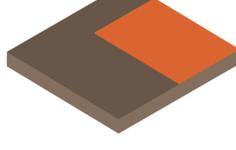
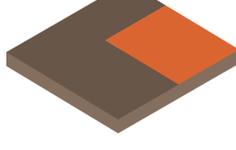
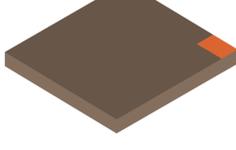
At constant risk of losing their land, many farmers reduce investments in farming or plant less suitable crops. Moreover rental markets, which would otherwise capture investment in agriculture and create economic growth, do not exist in most areas in Brazil. The result is that land is less likely to be developed, leased, or used to its fullest potential.

## LAND LEASED OR SHARECROPPED

Brazil  
**3%**

Europe  
**33%**

USA  
**38%**



Source: World Census of Agriculture, 2010

## Why are Brazil's land rights so insecure?

### Complex Institutional System

The system for managing land rights involves many institutions, resulting in complexity and inefficiency. At the federal level alone, 11 executive bodies are accountable for governing different aspects of land property rights.



**Fewer than 50%**

of farms in the states  
of Par and Piau are registered.

Source: World Bank, 2014

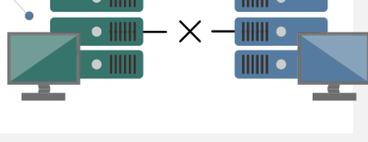


### Poor Recordkeeping

Many people do not register their properties with the real estate registry, even though it is mandatory. Only properties registered after 2004 are georeferenced.

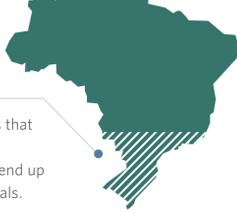
### Little to No Institutional Integration

Agencies involved in land rights do not integrate their records. For example, Brazil does not have a universal database that includes both public and private properties.



### Challenge of Managing Public Lands

Vacant lands are large public areas that the government has not formally identified and used and that often end up being illegally occupied by individuals.



It is estimated that  
vacant lands  
make up over

**20%**

of Brazil's total area.

Source: Climate Policy Initiative, 2016



### Poor Oversight

Lack of resources and capacity together with the remote location of some areas prevent effective governmental oversight.

## Secure rural land rights would benefit the whole country

### Stronger Forest Protection

### Improved Land Use

### Reduced Conflict

### More Developed Land Rental Markets

