Summary
Life annuity and property structure

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Summary

In agriculture, defining and protecting the property is all the more important as a violation of this right was experienced and the effects that followed this phenomenon are felt after more than 70 years after its occurrence. To this fact, a special contribution was made by the moment from a historical point of view. At a time when the Romanian peasant faced poverty, and the only source of maintenance for him and his family was the land, the dispossession had a catastrophic moral impact. Fears related to land ownership, and especially its deposition, have been preserved and, more than that, have been passed on from one generation to another.

The agricultural potential, offered by the land fund, in Romania, is inadequately exploited due to the barriers created by the problems generated by the property structure. For a positive modification of the property and exploitation structure in Romanian agriculture, life annuity can prove to be a direction of action more than appropriate. The questionnaire showed that landowners would be interested in buying or selling with life annuity or in viager. The lack of interest would represent the uselessness in directing the efforts towards this purpose.

Buying or selling with life annuity or in viager, as the present paper proved, is a form of agricultural land alienation, with benefits for both the seller and the buyer, which can contribute to the agriculture and rural space development.