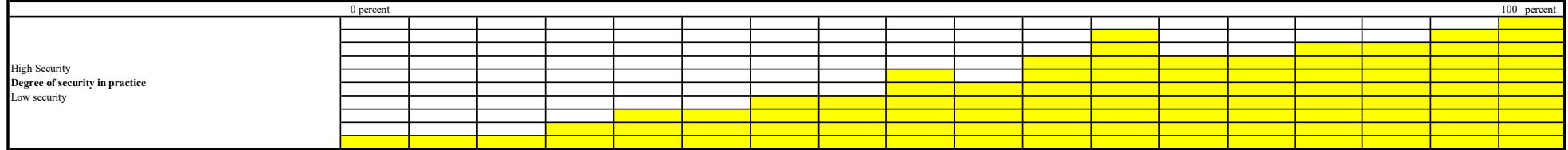


**Typology of land tenure and property rights in Israel**



**Tenure category (please indicate)**

Property rights (in practice)	Pavement Dwellers	Squatter settlement tenant	unauthorised building with no ownership on land	unauthorised building with lease on state land	unauthorised extension of permitted building with lease on state land	unauthorised uses on land or in existing building	Unauthorized subdivision of building	Beduins Informal Settlements - after 1948 (2)	Beduins Informal Settlements - Before 1948 (2)	Jewish Informal Settlements in west bank (3)	Jewish settlements in west bank - small or less than 10 years (3)	Jewish major cities in west bank (3)	Tenant with contract	Kibbutz - During process of land arrangements (4)	Social Housing	House or apartment with mortgage, Long term lease on state land	House or apartment, Long term lease on state land	House, land ownership
Occupy / use	x (5)	x (6)	x (6)	x	x	x	x	x	V	x	x	x	x	x	x	x	x	x
Restrict		x	x	x	x	x	x	x	V	x	x	x	x	x	x	x	x	x
Disposet / Transfer / Buy (or Long term lease on land) (1)				x (7)	x (7)	x (7)	x (7)	x	V	x	x	x	x	x (4)	x	x	x	x
Inherit				x (7)	x (7)	x (7)	x (7)	x (8)	V	x	x	x	x	x (4)	x	x	x	x
Develop/ improve		x	x	x (7)	x (7)	x (7)	x (7)	x	V	x	x	x	x	x	x	x	x	x
Cultivate/produce		x	x	x	x	x	x	x	V	x	x	x	x	x	x	x	x	x
Sublet				x	x	x	x	x	V	x	x	x	x	x	x	x	x	x
Sublet and fix rent				x	x	x	x	x	V	x	x	x	x	x	x	x	x	x
To access services		x	x	x	x	x	x	x	V	x	x	x	x	x	x	x	x	x
To access formal credit					x (7)	x (7)	x (7)				x	x		V (9)	x	x	x	x

Key:  
**Red:** Temporary right \ Right in practice, not by law  
**Blue:** Right can change from temporary to permanent  
*Italic:* Conditional right  
**Green:** Costumery tenure rights  
 \ Right available to men only  
 X Right available equally to men and women.  
 V Where the situation varies from one case to another

Notes

(1) 93% of land in Israel belong to the state (by the Israeli law) and is acquired through long term lease for 50/99 years for the private sector

(2) There is an ongoing conflict between the state of Israel and the Bedouins in the south of Israel (Negev district) over land title. The Bedouin tribes nomads began to settle permanently in the Negev district under the Ottoman rule in the end of the 18th century. The Ottomans, and then the British, did not register the land on the tribes name but they let them live there by their customary tenure regimes. The state of Israel claims that the Negev lands were classified as Mawat by the Ottoman definition, which means one could not attain ownership of, and therefore the land title was of the Ottoman regime, then transferred to the British mandate and when the state established, this land ownership transferred to the state.

(3) The West Bank land management is following different laws, and it is a national and international arena of land dispute as part of the Israeli-Palestinian conflict. In practice, there are three types of Jewish settlements in the West Bank. The first is unauthorized settlements, that pop up informally in order to 'create a reality' of Jewish land rights, these have high chances of being evacuated. The second are small new settlements, approved by the state to be developed, in an area of conflict. History of Jewish settlements in Gaza Strip and the Siny Peninsula suggests that in the process of peace agreements, these settlements could be evacuated and the land rights will be transferred officially to the Palestinian authority. The last category refers to old settlements (like Ariel city) the size of cities, that has small chances of being evacuated during the peace treaty process, these settlements might be suggested for a process of land exchange and will become official part of the state lands.

(4) Kibbutz is a unique form of cooperative agricultural living in Israel. The land of the Kibbutz, both for living and for agriculture is leased by the kibbutz as an entity, under long term contract from the state. In the last decades most Kibbutzes are in the process of land affiliation, in which each household will get a private long term lease contract from the state for the land of its house. This process creates various situations, where households are having the right to their own permitted house and building extensions, but the land is not affiliated with them, but with the Kibbutz as a whole. In the future, when the process will be approved by the state, these tenants will have to re-purchase the land themselves. Households that will not purchase the land, will not be evacuated as long as the official owner is alive, but will not be able to transfer their rights to the land to their heirs.

(5) Pavement Dwellers have a legal right to sleep in public spaces such as streets and parks, they can only be evacuated if they occupy private property or if committing offense.

(6) Squatters and tenants of unauthorized building with no ownership on land have no legal right to occupy the land and therefore being evacuated as soon as the authorities are becoming aware of their presence, but they have some rights in practice.

(7) Upon any legal transaction of land they will have to dismantle any illegal construction and return the land to the state approved by the authorities

(8) by customary tenure regime the share of property inherited is not equal between men and women, it is culturally accepted to be 2/3 for men and 1/3 for women

(9) A house owner in a kibbutz is sometimes able to put his house as a collateral for a loan only with the permission of the Kibbutz and if they Kibbutz have previously made arrangement with the Bank