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THE BALANCE BETWEEN OWNERSHIP AND EXPLOITATION: HOW AGRICULTURAL CONTRACTS STRENGTHEN THE SPANISH COUNTRYSIDE

CONTRACTS

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MINIMUM DURATION AND AUTOMATIC RENEWAL

The Rural Lease Law establishes a minimum duration of five years for these contracts, with automatic renewals if neither party states otherwise. This grants stability to the farmer and supports long-term planning of the exploitation.

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RIGHT OF PRE-EMPTION AND REDEMPTION

The tenant farmer has priority to acquire the property if the owner decides to sell it. This right protects the agricultural worker from unexpected changes and facilitates progressive access to land ownership.

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COMPENSATION FOR IMPROVEMENTS

Useful or necessary improvements made by the farmer may be compensated at the end of the contract, provided they were not expressly prohibited. This encourages investment in productivity and land conservation.

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OBLIGATIONS OF USE AND CONSERVATION

The tenant must use the property exclusively for agricultural purposes and keep it in good condition. Failure to comply with these obligations may lead to contract termination and claims by the owner.

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