

## Mechanisms of regulation of ecological state of land resources

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In modern conditions ecologization of habitability of the person becomes more and more essential necessity in sphere of wildlife management, and in particular of land tenure. Irrational use of land influences negative on person's health, confines social and economic progressing of the country, results to degradation of environment.

Ecologization of agricultural land tenure is especially actual for Ukraine today. Imperfection of system of land tenure, which has developed in agriculture in the prereform period, is called among principal causes of significant degradation of land in Ukraine and communal negative influencing of production on environment. At the same time, it is necessary to ascertain with trouble, that for years of realization of land reform in Ukraine the basic lacks in system of use and protection of the grounds of agricultural assigning are not liquidated, and these problems have become even more sharpened. Appreciably such situation is conditioned by considerably decreasing of the role of the state in conducting the basic kinds of land surveying works for last decade.

The ecological state of land resources in Ukraine causes necessity of creation of motivational and stimulated base for implementation of ecologically focused land tenure. It is necessary, in our opinion, for a transitive stage to market economy create the system of new economical regulators of ecological improvement of land tenure.

Allowing foreign experience of stimulating of the ecology-balanced land tenure and modern social and economic and ecological conditions of land tenure, it is necessary to enter different kinds of tax privileges in boundaries of tax and credit, and financial policies for using innovational and investment activity of commodity producers concerning of applying modern scientific and technical achievements in soil-protective, resource saved technologies of using of land resources.

Activating of investment activity of subjects of land tenure is carried out on the basis of implementation of an economical revolution of the ground and conformity of its legislative supply; decreases of tax profit for the sum, which is equivalent to expenses for purchase of the applicable special antierosion technique; drops of tax bets or dismissal on determined time from payment of taxes (the period of procreation of improving of ecological state of land resources), grantings of target tax privileges.

The important tool of ecological regulation of land tenure may be different kinds of the soft loan for financial support of commodity producers, which enter saving and nature protection actions. As specialists assert, granting of long-term credits with low interests to the enterprises for purchasing the applicable agricultural machinery is the most effective mechanism, which one stimulates investments on the nature protection goal. And application for the specified credits may be carried out only at the state support.

As domestic scientists in Ukraine point it is necessary scientifically prove and lead reform of pricing according to a modern ecologo-economical situation. As foreign expertise makes sure, in the countries where the differentiation of the prices is carried out paying attention of ecological factors, the state of environment is considerably improved. By establishing of surcharges or discounts of the prices, production of non-polluting commodity is stimulated, than concessionary terms for it in the market are constructed.

Allowing for complication and relevance of problem of pricing as one of a priority direction of urging of production of non-polluting commodity in general ecologically secure land tenure in Ukraine, it is necessary to enter the applicable monitoring or the account of ecological expenses on production and in land tenure.

It is necessary to solve the broad audience of problems - legislative, financial, organizational, statistical, that carries out positive going variations in the ecologo-economical mechanism of land tenure in Ukraine. It demands the coordination of such laws of Ukraine: "About a payment for the land", "Land", "Wood", and "Aqueous" codes; "About protection of an environmental habitat", "About protection of the land", "About land management", "About an estimation of the land", "About nature reserved fund of Ukraine" to pass laws of Ukraine "About the market of the land", "About the state land cadastre".

It will allow to enter such system of ecologo-economical mechanisms of protecting of the land from degradative processes in the shortest terms, which one would provide encouraging and enforcements of land owners and land users to realize nature protection and resource saved actions, namely, compulsorily - restrictive and stimulated - compensating land tenure. It will be economically favourable and ecologically expedient, that is simultaneously economically and ecologically effective and respond the international standards of sustainable, ecologically balanced development of society.