

PROPERTY RIGHTS MONITOR

The OSCE Mission in Kosovo (OSCE) works with Kosovo institutions to support the implementation of the policy and legal framework for the protection of property and housing rights of members of vulnerable communities. To support these efforts, the OSCE regularly monitors and reports on developments, and provides guidance to institutions on compliance with relevant legislation, international standards, and best practices. The Property Rights Monitor is a biannual publication featuring observations of OSCE field monitors in the following five regions: Gjilan/Gnjilane (GN); Mitrovicë/Mitrovica (MI); Pejë/Peć (PE); Prishtinë/Priština (PR) and Prizren (PZ). The publication aims to provide an overview of the situation in the field of property and housing rights for members of non-majority communities, displaced persons (DPs), and majority community members living in areas where they are in a numerical minority. It will assist responsible institutions to address issues related to the implementation of legislation and enforcement of decisions, while serving as a mechanism to monitor progress and address identified gaps.

The OSCE's field teams collected the information presented in this report and includes only cases where the field teams had access to information. The reporting period covers January to June 2025.

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THEMES

Expropriation represents a legally authorized act of authorities in removing ownership rights from a public or private property owner for achieving a certain public interest. It is subject to conditions provided by law, envisaging compensation for the affected owners. This edition of the Monitor presents the number of expropriations affecting properties of vulnerable groups, with a focus on non-majority communities and DPs.

Illegal occupation of immovable property is a criminal offence according to Article 320 of the Criminal Code. Properties belonging to vulnerable groups, particularly members of non-majority communities and DPs, have frequently been subject to illegal occupation. This edition of the Monitor reflects the number of illegal property occupations that occurred within the reporting period.

Social housing is an obligation of the authorities to address the housing needs of individuals and families that cannot afford an appropriate standard of living. This edition of the Monitor presents the number of cases in which members of vulnerable groups, such as women, youth, and non-majority communities, have benefited from social housing.

Legalization is a process led by authorities to legalize unpermitted constructions. This edition includes the number of applications and certificates of legalization issued for unpermitted constructions.

Spatial planning is the policy of authorities to regulate public space at all levels. Participation in the process of drafting spatial planning documents is crucial not only for assessing and voicing the needs of communities, but also to ensure protection of individual property rights. This edition reflects the number of spatial planning processes in which the needs of vulnerable groups, non-majority communities, women and/or youth were noted.

Municipal land allocation for returns-related projects is a procedure/initiative of authorities exercised with the purpose of creating conditions for DPs to return. This edition presents the number of cases where municipalities have allocated municipal land for returns-related projects and/or for members of non-majority communities within the reporting period.

Immovable property tax is a compulsory charge envisaged and applied by authorities for the ownership/right to use of residential, agricultural, and commercial properties. However, there are cases when properties of non-majority communities' members were/are illegally occupied, and the owner continues to carry tax liabilities despite not being physically in possession of such property. This edition shows the number of non-majority communities' members exempted from payment of the immovable property tax due to their properties being illegally occupied.

PROPERTY RIGHTS-RELATED CASES AFFECTING NON-MAJORITY COMMUNITIES KOSOVO-WIDE

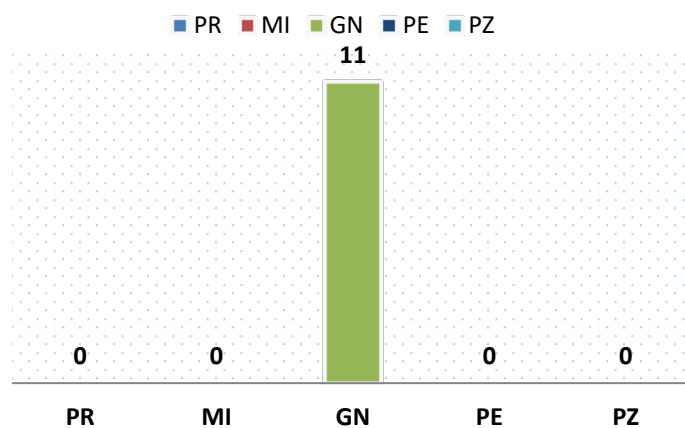
EXPROPRIATION	11
ILLEGAL OCCUPATION	0
SOCIAL HOUSING	36
APPLICATIONS FOR LEGALIZATION OF UNPERMITTED CONSTRUCTIONS	2120
SPATIAL PLANNING	28
LAND ALLOCATION FOR DPs RELATED PROJECTS	0
IMMOVABLE PROPERTY TAX	0

DEVELOPMENTS

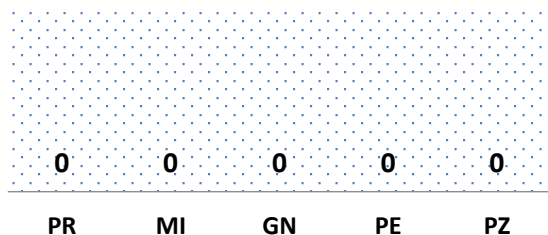
Expropriation

During the reporting period, 11 private properties (parcels) belonging to members of the Kosovo Serb community were affected by expropriation in Gjilan/Gnjilane region.

EXPROPRIATION CASES PER REGION



ILLEGAL OCCUPATION CASES PER REGION

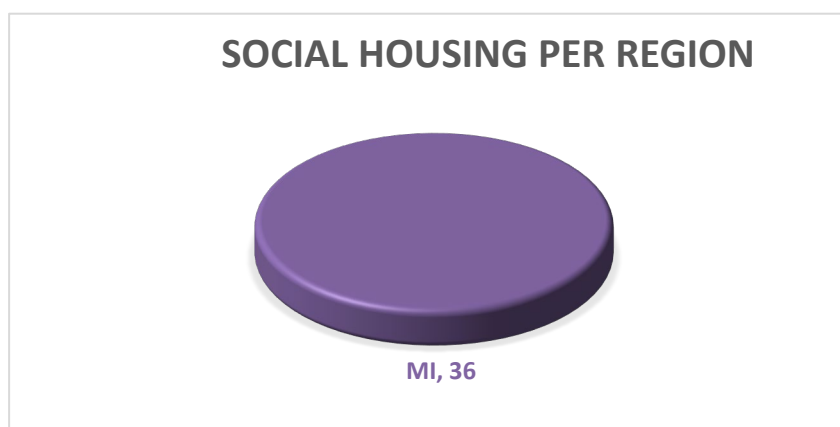


Illegal occupation

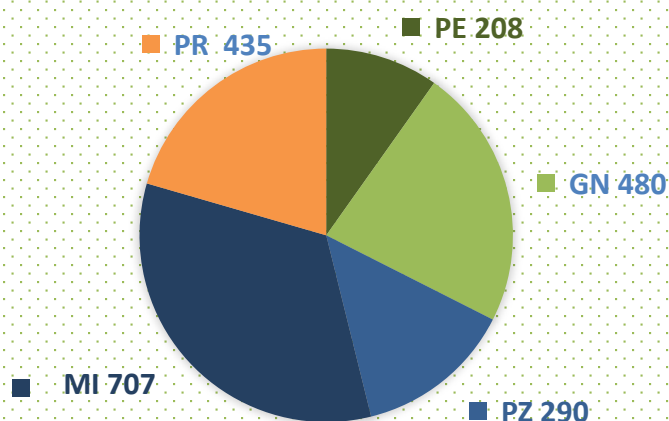
During the reporting period no case of illegal occupation of property was recorded.

Social housing

During the reporting period 36 families benefited from social housing, 34 Kosovo Serb families and two Kosovo Roma families.



APPLICATIONS FOR LEGALIZATION CASES PER REGION



Legalization

According to the Law on Treatment of Constructions without Permit, an object constructed on another party's land parcel cannot be legalized until the ownership or the right to use the land parcel has been ascertained. The legislation aims to protect vulnerable groups such as non-majority communities and/or DPs from cases of illegal occupation of their land parcel.

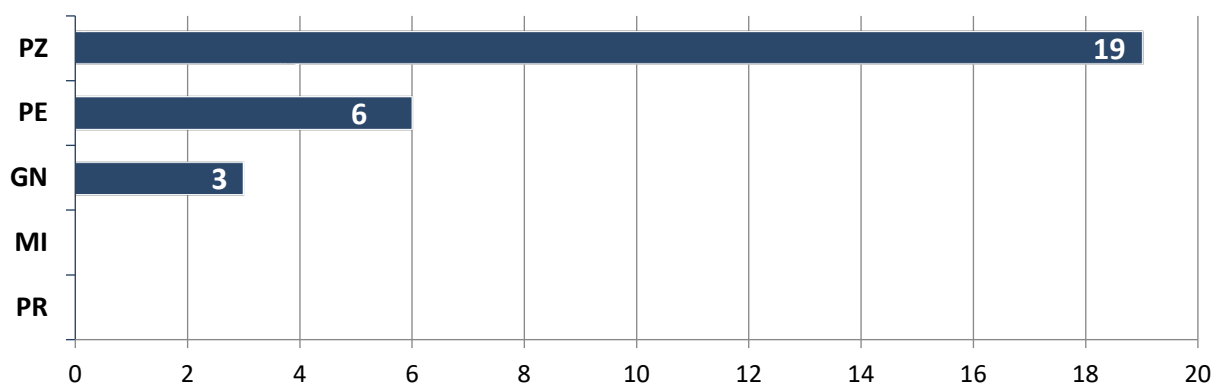
During the reporting period, 2,120 applications for the legalization of constructions without permits were filed Kosovo-wide. The municipal authorities have issued 719 legalization certificates, two to Kosovo Ashkali and one to Kosovo Serb. However, no case of unlawful construction over illegally occupied land parcels of non-majority communities and/or DPs was recorded. While this fact is important to be noted, regular monitoring is still needed to ensure that no such construction is legalized, particularly considering that the illegal construction continues.

Of note: Municipalities in Kosovo generally do not keep community disaggregated data of the applicants in the legalization process.

PARTICIPATION OF NON-MAJORITY COMMUNITIES IN SPATIAL PLANNING PROCESSES PER REGION

Spatial Planning

During the reporting period, members of non-majority communities, women and/or youth participated in 28 **spatial planning processes** within Prizren, Pejë/Peć and Gjiilan/Gnjilane regions.



Land allocation

No cases of municipal land allocation for DPs' return-related projects or non-majority communities' members took place during the reporting period.

Immovable Property Tax

According to the Article 39 of the Law No. 06/L-005 on Immovable Property Tax (Law) from 01 October 2018, persons whose property has been or currently is illegally occupied are released from tax liabilities based on the final decision issued by a competent public authority in reviewing illegal occupation cases in Kosovo.

During the reporting period, no member of non-majority communities and/or DPs was exempted from payment of the immovable property tax. No applications for exemptions were submitted by non-majority communities.