



ОПШТИНА ПЕЋИНЦИ

MUNICIPALITY OF PECINCI
Слободана Бајића 5, 22410 Пећинци
022/400-700, 022/400-740
opstina@pecinci.org

Procedure for sale the land in Public Ownership (Municipal land)

1. **Letter of intention** from potential investor has to be sent to the PE Roads of the Municipality of Pecinci. In the letter of intention investor lists information about the name and domicile of company, activities of the company and details about investment project such as: amount of investment, industry sector, how many people will be employed, size of the surface that is necessary, etc. Although investor typically seeks information from the municipality of infrastructure equipment for construction sites such as: (roads, electricity, gas, sewer, IT network).
2. **Supervisory Board of the PE Roads of the Municipality of Pecinci** decides and announce Public invitation for giving the municipal land for sale. (announced in the media). In announcement there are all details about land plot, with size of surface, opening price, scheduled date for bidding. It is also defined payment of deposit of 10% of the price (price per m² x size of land plot). Opening price determinates competent authority of the Municipality of Pecinci, depending on the market value of the location, the zone in which it is located, position, infrastructure equipment etc.
3. **After the end of the auction**, according to a proposal of the Supervisory Board at its next session Local Assembly confirms the decision on the alienation of municipal land to a company, which offered the highest price at the auction.
4. **The next step is signing the Contract with the municipality** (Contract prepares Municipal Property Rights Office).
5. **Final payment** for the land has to be paid in 15 days after signing the Contract (reduced for the amount of deposit).





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6. **Contribution fee** for the land is paid by the investor. The amount of the contribution is determined by a decision on the construction permit, based on the calculation of contributions made by the PE Building land, planning and roads of the Municipality of Pecinci and submitted to the competent authority of the local administration. Contribution fee for land can be paid in one installment or in installments over a period of 36 months. In the case of a one-time payment of contributions up to registration of works, the investor is entitled to a deduction of 30%. If the investor contribution is paid in installments, the first installment of 20% should be paid no later than the submission of the registration of works, and the remaining amount in monthly installments.

***** Important Note:** The maximum number of investors who build facilities whose purpose is the production which include commercial and production facilities, storages, warehouses, depots within the production purposes do not pay contribution fee for land development.

