19th May 2025

**Survey on land laws in Estonia**

Japan would like Estonia to cooperate in answering the following **questionnaire survey**.

Japan is planning to investigate the current and actual state of **land laws** (not only the legal system itself but also the actual state of regulations, etc.) in countries that, like Japan, have not made reservations under the General Agreement on Trade in Services (GATS) regarding **land transactions by foreigners and foreign companies.**

Japan understands that Estonia has not made reservations under GATS regarding land transactions by foreigners and foreign companies.

We would appreciate it if you could answer **questions 1 to 4** below by Wednesday, **May 21**.

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| No. | **Inquiries / Questions** | **Answers** |
| 1. | Are there any regulations (including notification) in Estonia that target **land acquisition** by foreigners or foreign capital? If so, what is the content of those regulations and what are the underlying laws and regulations? |  |
|  | *\* This includes not only regulations that are specific to foreigners and foreign capital, but also regulations that apply regardless of* ***whether they are domestic or foreign****.**\* We are particularly mindful of regulations based on* ***national security*** *reasons, but the scope of confirmation is not limited to this.**\* Please provide the* ***original text*** *of the relevant provisions of the relevant laws and regulations.* |  |
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| 2. | Are there any **cases** in which the above restrictions have actually restricted land acquisition by foreigners or foreign companies? If so, please provide an overview of those cases. |  |
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| 3. | How has the Estonian government organized or interpreted the **consistency** of the above land regulations with the **most-favored-nation treatment** (mainly service-related agreements (GATS and EPA/FTA service chapters) and investment-related agreements (investment agreements and EPA/FTA investment chapters, etc.)), **market access obligations**, or **national treatment obligations** of international agreements concluded by your government?(Possible answers include ***"We have not made any liberalization commitments in this field****"*, *"****It is included in the reserved field****"*, *"****It falls under the security exception or general exception****"*, *"****It is a procedural provision and does not violate the commitment****"*, etc.) |  |
|  |  |  |
| 4. | Are there any regulations (including notifications) that apply to the acquisition of real estate, not only **land** but also **residences**, by foreigners or foreign capital? If so, what are the contents of those regulations and the legal basis, etc.? (Same as **1**) |  |