

Manual for Implementing a Gender Equity Approach in Guatemala's Land- Legalization Process

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A Women in Development Technical Assistance Project

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by

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Development Alternatives, Inc.

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PREFACE

With the signing of the Peace Accords in 1996, Guatemala's transition to peace and sustainable development has offered the country an enormous opportunity to improve the marginalized position of women—particularly indigenous women—who have historically had limited access to education, health services, factors of production, and democratic institutions.

The agreement between the United States Agency for International Development (USAID) and the Government of Guatemala on protected areas for biodiversity conservation calls for explicit strategies to include women. The 2001 program document for USAID/Guatemala Strategic Objective 5 (SO5), "Improved Natural Resources Management and Biodiversity Conservation," highlights the inclusion of gender and issues of concern to women and solicits technical assistance from WIDTECH, a USAID/EGAT/WID technical assistance project, to ensure the integration of gender in SO5.

The goal of USAID/Guatemala SO5 is to improve natural resource management and biodiversity conservation. A central strategy for achieving this goal is to work with communities living in and around protected areas and to promote the participation of civil society in their care. The involvement of WIDTECH ensures the full integration of women in this strategy.

WIDTECH has worked with a Guatemalan firm, Consultores Para El Desarrollo Rural Sostenible (CODERSA), to ensure the full integration of gender and issues of concern to women by focusing on the four areas of SO5:

- Economic activities;
- Sustainable use of natural resources;
- Policy, laws, and regulations analysis; and
- Strengthening of local nongovernmental organizations.

The result of this collaboration has been a series of publications addressing the gender dimensions within each of these areas. This publication, one of the series, is the English translation of a training manual on implementing a gender equity approach in Guatemala's land-legalization process. The annexes to this document contain the original training manual in Spanish, written by CODERSA consultant Eugenia Centeno de Celada, and a study in Spanish on land tenure and gender conducted by Rodolfo Cardona for CARE, WIDTECH, and USAID/Guatemala. That study served as the basis for this training manual. The training manual was used at a workshop for FONTIERRAS staff in Petén in August 2002. FONTIERRAS is the Guatemalan government agency that implements the country's land-legalization process.

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1. BACKGROUND

In 1999, WIDTECH, a technical assistance project of the United States Agency for International Development (USAID), worked with USAID/Guatemala in making a series of recommendations to integrate gender issues into USAID's work in Petén on the sustainable use of natural resources and biodiversity conservation. One of the recommendations was to evaluate the land-legalization process in Petén from a gender perspective.¹ To that end, CARE, a nongovernmental organization (NGO) involved in the legalization process, agreed to collaborate with WIDTECH.

With help from WIDTECH, USAID/Guatemala, and CARE, Rodolfo Cardona,² former head of CONAP, the Guatemalan agency in charge of protected areas, was hired in 2000 to conduct the gender analysis of the legalization process, a study concluded in 2001.

The gender analysis, published in Spanish by CARE/Guatemala, was summarized in English by WIDTECH and presented at a workshop held by WIDTECH, the World Wildlife Fund, and The Nature Conservancy in November 2001 in Washington, D.C. This gave the study international exposure. (The English summary is part of the workshop proceedings titled "Mainstreaming Gender in Conservation."³)

In July 2002, Rodolfo Cardona, acting through CARE/Guatemala, submitted the gender analysis to FONTIERRAS—the government agency in charge of the land-legalization process in Guatemala. It was recommended by the FONTIERRAS staff that the analysis be used for training FONTIERRAS personnel. The training, conducted by the Guatemalan firm Consultores Para El Desarrollo Rural Sostenible (CODERSA) in August 2002, consisted of the following:

- Training tools developed based on the gender analysis of the legalization process;
- A training workshop for FONTIERRAS field personnel on how to implement the land-legalization process in Petén with a gender perspective; and
- A training manual based on the study, the training tools, and the workshop.

The above activities, the gender analysis, the presentation of the analysis to policymakers, and the training for FONTIERRAS staff have had an impact in three critical areas:

1. **Policy analysis.** The gender study has influenced FRONTIERRAS policies.

¹ See the publication "Recomendaciones en la Conservación y el Género de la Comunidad para USAID/Guatemala," at www.widtech.org.

² Also a consultant to CARE/Guatemala.

³ This publication can be found on WIDTECH's Web site, www.widtech.org.

2. **Institutional strengthening.** CARE, FONTIERRAS, and USAID/Guatemala share a new institutional approach to land leasing and gender issues.
3. **Empowering the community.** The training of FONTIERRAS personnel in Petén will influence how the landownership regularization process is implemented at the community level.

2. GENDER, LAND LEGALIZATION, AND PETÉN: A SUMMARY⁴

This chapter summarizes the executive summary of “The Situation of Women in the Legalization of Land in Petén, Guatemala,” Rodolfo Cardona’s 2001 study that served as the basis for this training manual. (See the first annex to the current report for the full study in Spanish.)

Gender is a category for social analysis. It assigns men and women certain features that distinguish the two groups from each another. Gender does not in itself define men and women, as there are obvious additional considerations, such as ethnicity, social class, generation, religion, and other characteristics of the persons involved. However, gender shows the advantages and disadvantages women have over men, and vice versa—which, in turn, points to the inequalities between the sexes. Identifying gender issues helps us understand justice and fairness in cultures where inequalities exist.

Because women are more likely than men to be excluded from the benefits of the land-legalization process in Petén, the Rodolfo Cardona study analyzes gender issues of importance for women in the area. The Land Trust Act, approved in 1999, clearly defines the right of peasant women to own land. It requires women to sign—with their partners, in the case of both husbands and wives and common-law couples—the land titles issued by the Government of Guatemala after a process of measuring and registering lots hitherto considered government property.

Petén is located in the Yucatán Peninsula in the north of Guatemala and is home to the largest areas of tropical forest remaining in the region. In the 1990s, Petén was the largest source of government land allowed for settlement by migrants. The settlement has followed various erratic patterns, and there have been at least four laws enacted to promote a more orderly distribution of land: the Petén Development Act, in 1959; the Agrarian Reform Act, in 1964; the Petén Land Act, in 1971; and the Land Trust Act. These initiatives have resulted in land-legalization projects to address the situation of farmers who occupy land without legal title to it. The issuance of land titles gives small landholders access to credit and other benefits.

Petén’s culture marginalizes women and excludes them from decision-making regarding landownership. It is expected that the new law will change the situation by requiring men and women to sign land titles as a couple. The Cardona report looks at women’s status in the context of the new law and makes conclusions and recommendations—for donors, NGOs, government agencies working on landownership issues, and the communities involved—to empower women to make decisions for development purposes.

⁴ See *Estudio de Género en las Dimensiones de Legalización de la Tierra en el Petén*, Rodolfo Cardona, WIDTECH/USAID/Guatemala/CARE.

Two methodological tools were used in the study: (1) a search of secondary literature to document the present national and regional context regarding gender and land, and (2) interviews with stakeholders, government authorities, technical personnel, and project directors, as well as farmers themselves, to obtain the primary information.

Women's status is assessed from three viewpoints—legal, cultural, and productive activities—to learn about current conditions and reach conclusions to influence future policies and legislation.

2.1 LEGAL CONTEXT

The major laws establishing the legal framework for women's status regarding land tenure in Guatemala are the Political Constitution, the Peace Accords (1986–1996), international conventions, and the Land Trust Act (Decree 24-99, of 1999). The latter refers to both male and female farmers—including indigenous and mestizo populations—as having equal rights to the land, and, as noted earlier, requires that land titles be issued by the Guatemalan government and be signed by both the male and female members of a couple. This provision is intended to protect women and their families from unilateral sales by men and to provide stability for peasant families, as well as to stabilize the migration process and the expansion of farming areas.

It has been found that although the Land Trust Act allows for women's participation, it is applied only to comply with legal requirements, without any real change made for women, who continue to be excluded and marginalized. Moreover, the law does not guarantee that women will be able to improve their lives and socioeconomic status as expected. Such improvements require changes in the culture itself and in rural farm traditions in order to strengthen cooperation between the two sexes. Legal changes alone are not the way to improve women's lives. Nonetheless, the Land Trust Act has had the very positive effect of giving women visibility under the rule of law.

2.2 CULTURAL CONTEXT

Law itself cannot eradicate women's social exclusion in Guatemala, which is rooted in the cultural attitudes of men and women. In many cases, women are deemed unable to do farm work, or they prefer to delegate that responsibility to men. It is perhaps for that reason that the women are unaware of their rights, do not participate in community organizations, and may be partially responsible for the selling decisions that render them landless. The situation is different for indigenous women. Their vision of the world gives them strong ties to the land and natural resources. However, indigenous women do not presently have a cultural context in which to defend their rights, because the Guatemalan government does not recognize communal landownership. This situation is worsened by the lack of individuals within the legal community, NGOs, and government agencies who speak indigenous languages (including Q'eqchi' in Petén).

2.3 PRODUCTIVE ACTIVITIES

For cultural and other reasons, several factors affect women's status in Guatemala from the point of view of productive activities. For example, women have less access than do men to information about agricultural technology and knowledge. Land is seen as an end in itself rather than as a means of production and as part of a larger system. Most relevant development projects have a single dimension, concentrating on technical assistance and farm technology while neglecting the social and economic factors that are basic problems at the rural level. This may explain why most organizations working on these issues do not use a gender approach; they consider their work to be completed after the issuance of landownership titles, without addressing socioeconomic factors of rural life.

Because land in Guatemala is considered an end in itself, emphasis is placed on only one part of the productive activity cycle—sowing and harvesting—while totally disregarding the tasks of storage, transportation, marketing, and sales, where women have greater participation. By recognizing all the elements of production, men and women could work together to adopt an agricultural approach that would help them out of poverty.

2.4 RECOMMENDATIONS

The main recommendations of Rodolfo Cardona's study refer to three major contexts (the legal, cultural, and productive) and three stakeholder levels (donors, implementing agencies, and the community).

Donors. It is recommended that donors reinforce the gender approach in their projects. One way to begin would be to hold global meetings in which participants could share ideas and experiences to change the way development projects are designed. Other suggestions are offered in the full study, including training more professionals in gender issues and promoting dialogue among rural women.

Implementing agencies (NGOs and government agencies). The main recommendations for these entities are to improve project design, encourage greater participation from women in professional and technical fields, increase training in gender issues for project personnel, and, most important, change farmers' perspective from one of subsistence farming to one of a production process in which women and men work together.

The community. For both men and women in communities, the most important recommendations are to work to obtain government recognition of their right to communal landownership, to participate more fully in consultations on land issues to achieve consensus in planning projects, and to have community development organizations teach the community more about the marketplace, business organization, and the marketing and sale of agricultural products.

3. THE PROCESS

3.1 INTRODUCTION

In order for the land-legalization process in Guatemala to be fair and sustainable, it must take a gender equity approach. The current process allows for the active involvement of women by taking into account their needs and interests and improving their self-esteem. This manual identifies and validates places in the process available for women and finds other places where women may become more fully involved in the land-legalization process so that they may learn and value their rights and responsibilities and make the process more sustainable. The manual is meant to facilitate training in land legalization with a gender perspective for staff involved in the legalization process.

3.2 TRAINING METHOD

The main training tool in this manual is a step-by-step description of the current land-legalization process in Guatemala. As noted above, the training tool identifies within that process places where women may have more direct and active participation.

The land-legalization process is divided into five stages. These include the sequence to be followed for ensuring successful completion of the process while fostering opportunities for women's involvement and participation. The users of this manual are, however, encouraged to identify and use additional opportunities for women to become involved. The five stages are as follows:

1. Community organization and conflict resolution;
2. Beneficiary identification (of both sexes) and their eligibility;
3. Lot identification and geopositioning;
4. Technical studies; and
5. Lot demarcation and registration.

3.3 OBJECTIVES

1. To make the land-legalization process socially responsible by focusing on gender equity, and to analyze the efficacy of the methodology used to this end by those responsible for implementing the process (FONTIERRAS staff).
2. To foster dialogue and a commitment to gender equity among FONTIERRAS staff to ensure an equitable land-legalization process and to preserve the progress made thus far at the community and institutional levels.

3.4 THE STAGES OF LAND LEGALIZATION

First Stage—Community Organization and Conflict Resolution

This first stage prepares the groundwork for the legalization process. It is critical because it represents FONTIERRAS's first contact with the community. The committed participation of the community, both male and female members, is essential at this stage.

Step 1: Presentation of the process to the community

At this step, a series of participatory workshops takes place to acquaint the stakeholders with the legalization process and its features, and to introduce the relevant agency personnel.

Step 2: Creation of a committee to support the legalization process

This is the first and most important step for community members, as it determines who among them will serve as leaders and decision-makers and be involved in the process. The support committee—also known as the pro-land committee—is in charge of raising funds and opening a bank account to pay the Guatemalan government a value-added tax (10 percent of the land value; see step 32) and to cover title insurance and other expenses.

Opportunity for women's participation: In this step, women can participate as committee members in decision-making, conflict resolution, and community management in general.

Step 3: Selection of a legal affairs advocate

The community chooses a legal affairs advocate—a neighbor respected by the community who can read and write and is familiar with government and business procedures and transactions. This person may also be a committee member.

Opportunity for women's participation: If a woman is appointed as legal affairs advocate, she can be given the responsibility of compiling the initial legal files, which in itself may open up opportunities for other women to become involved in the process.

Step 4: Training the legal affairs advocate

The person chosen as legal affairs advocate is trained in providing information and conducting transactions with government agencies. This person must also visit the families in the community to keep them abreast of what is happening and to ensure that the initial files are complete.

Step 5: Scope of the legal work

The community conducts a participatory assessment of the legal situation and the existing documents to compile various files. The information collected will initiate land registration and give an overall view of social relations and any conflicts that may arise.

Step 6: Outline of the land area to be registered

The community participates in mapping out the lots to be registered. Initial training is provided in map making and land surveying for the fieldwork. Boundaries are drawn and conflicts identified. This outline serves as a basis for determining land demarcation, shared boundaries, resources, pathways, rivers, and so on.

Step 7: Conflict identification

Once the social dynamics and the geography are understood, any conflicts that arise are ranked by priority, beginning with the most important and those hardest to resolve, and continuing with minor conflicts, which nonetheless require visiting the disputed boundaries or land areas and holding meetings to mediate a settlement.

Step 8: Conflict resolution

Most of the time, conflicts are settled by common agreement. If a settlement is not reached, legal advice can be given to the interested parties. If mediation is necessary, FONTIERRAS acts as mediator and ensures compliance with legal standards.



Exercise 1

Indicate the roles played by women in the stage of community organization and conflict resolution:

Identify other possible activities for women's effective involvement in this stage:

Second Stage—Identifying the Beneficiaries and Their Eligibility

Once the community organization and conflict resolution stage has concluded, it will be possible to identify clearly the beneficiaries and their eligibility. This stage begins by completing the eligibility file, which is not just a step but a process.⁵

Step 9: Compilation of files

A file is compiled pursuant to all legal requirements (see footnote 5) for each community member entitled to land. In some cases, it will be necessary to make short trips to the location (department) of origin of the beneficiaries. This activity can be outsourced, and it is the activity that will require the greatest investment of time and money.

Opportunity for women’s participation: The active participation of women in compiling the eligibility files will help them understand the legalization process and their own rights.

Step 10: Land registry verification by FONTIERRAS

Once completed, the files are sent to FONTIERRAS for review. The review process includes land registry proceedings as well as accounting and legal steps. The agency conducts the verification before physically locating and measuring the lot, to make sure there are no conflicts due to prior ownership and, in case of conflicts, to clarify the legal precedent with neighbors and avoid confusion.

Step 11: On-site inspection and socioeconomic assessment

This step begins with an on-site inspection to:

- Verify the existence and living conditions of the applicants;
- Observe and make note of the characteristics of the lot; and
- Conduct a socioeconomic study to ensure that the family needs farmland and cannot buy it.

FONTIERRAS is responsible for conducting or validating this process.

⁵ The eligibility file includes:

1. Land application and assignment of beneficiaries;
2. Birth certificates of the applicant, his or her spouse, and children under 18 years old;
3. Marriage certificate or proof of marital status (separation decree, for example);
4. Medical certificate;
5. Photocopies of neighborhood I.D.s (for the applicant and his or her spouse);
6. Proof of residence (issued by the municipality); and
7. Proof of owning no rural real estate (less than 45 hectares).

Exercise 2

Indicate the roles played by women in the stage of identifying beneficiaries and their eligibility:

Identify other possible activities for women's effective involvement in this stage:

Third Stage—Lot Identification and Geopositioning

The measuring of the land to be registered, and of the various lots within it, is what FONTIERRAS calls on-site identification and geopositioning. At this stage of the process, technical studies are conducted, with technical assistance from specialized firms, to ensure that international quality standards are met. The participants at this stage are the community, two government agencies (FONTIERRAS and the national forestry institute, Instituto Nacional de Bosques, or INAB), and the specialized firms assisting with the technical studies.

Step 12: Measurement of the land mass

This is the first step in establishing the boundaries of the area in question. The beneficiaries are actively involved in measuring and establishing the external boundaries. Generally, the land will include the farm fields and the semi-rural village where the people live. Both boundaries are established to determine the area of influence of the land-legalization project and work involved.

Step 13: Measurement of the lots by GPS and a surveyor

At this step, individual lots are measured, which requires hiring personnel to determine boundaries using a global positioning system (GPS).⁶ The beneficiaries will provide housing and meals for the surveyors and will accompany them during their activities, in order to understand the entire process.

Step 14: Digging ditches between lots

With the help of topographers hired for this purpose, lot boundaries are established and the beneficiaries dig ditches⁷ around them. The beneficiaries participate in this process in order to:

- Become involved in the fieldwork;
- Prevent future conflicts; and
- Build trust in the final measurement of their lots.

⁶ This activity requires establishing the basis for correcting GPS calculation errors in determining the latitude and longitude of the land area. The entire work is performed pursuant to international standards and land registry nomenclature conventions.

⁷ The idea here is to connect the corners and other contact points resulting from the GPS, and to measure the boundaries.

Step 15: Soil analysis

A soil analysis is conducted consisting of a report on the soil characteristics of each lot for possible agricultural and forestry uses. Although this analysis was originally intended to be performed on an individual-lot basis, it is currently conducted at the community level as a regional and territorial management tool. The analysis also serves as a guideline for sustainable use of the lot.

Step 16: Approval of the soil analysis

The national forestry institute, INAB, is the government agency responsible for approving the soil analysis, which is performed by a specialist and submitted to INAB.

Step 17: Presentation of the soil analysis to the community

The soil analysis is submitted to and discussed with the community when the community wants to be notified of its findings. The information is used by government agencies and others to determine appropriate agricultural training for the community.

Opportunity for women's participation: Women must be informed of the soil's potential and must be present when the study findings are explained, as they have a direct interest in forestry and water resources, as well as in other elements of the soil analysis.

Step 18: Public presentation regarding the land registry

After the community land is surveyed, a final plot is drawn and presented to the public for acceptance. The proposed land registry and soil use are accepted, and a public record is signed to that end.

Opportunity for women's involvement: Women must be aware of the entire configuration of the community lots and their own land. This knowledge will help them understand their own rights and roles.

Step 19: Correcting the plots

Before the lots are plotted, the information obtained at the public presentation is submitted for review and correction pursuant to any agreements made by those sharing boundaries.

Step 20: Plotting the lots

The information obtained in the previous steps is used by technical personnel to draw the final plots and complete the file that will be submitted to FONTIERRAS for approval. If no technical help is available, this part of the land-legalization process will be extremely costly because of the need to hire an engineer to plot the lots.

Step 21: Signing the plots

The plots are signed by an engineer to validate them for technical and legal purposes.

Opportunity for women's involvement: This signature process is as important as the land titling process. Therefore, although women are not required to participate in this step, it is important that they do.

Step 22: Land markings

The community prepares the landmarks that will be used to demarcate critical boundary points. The landmarks will be standardized and manufactured in series. This activity is conducted with the participation of all involved.

Step 23: Labeling of landmarks

The landmarks are labeled by the beneficiaries following the nomenclature assigned to each lot. Assistance from an outside agency will be useful in this step.

Step 24: Placement of landmarks in each lot

This activity is conducted by the community as a whole. The boundaries of each lot are marked by their owners (of both sexes) to ensure greater acceptance of the final outcome.

Step 25: Payment order

All beneficiaries receive a payment order to reimburse the government for the value of the land that has become their property.

Step 26: Receipt of complete files

Once the lots have been plotted, everything is included in the eligibility file. All the information is delivered to a private firm that will review the file for legal purposes and conduct the final transaction with FONTIERRAS.

Step 27: Final review of the files and removal of administrative obstacles

Once the eligibility file is submitted, FONTIERRAS reviews it one last time. If the land registry shows that a lot in question is available, the file is forwarded for assessment of value. If the lot was previously petitioned or assigned to another person, it may be possible to request a “removal of administrative obstacles,” so that the applicant may have access to the lot in question.

Exercise 3

Indicate the roles played by women in the stage of lot identification and geopositioning:

Identify other possible activities to promote the effective involvement of women in this stage:

Fourth Stage—Technical Studies

In this stage of the land-legalization process, the beneficiaries must pay the government 10 percent of the value of their land. The remaining 90 percent is payable over a 10-year term, with a credit from BANRURAL, which reserves title to the land⁸ for the duration of the loan, unless the applicant pays 100 percent of the land value up front.

Step 28: Assessment of land value

This is done after the administrative obstacles are removed. The assessment is based on a previously established table benefiting people with small lots (less than one caballería).⁹

Step 29: Review and approval

Once the value of the lot has been established, FONTIERRAS approves the reviewed file, authorizing issuance of the payment order.

Step 30: Delivery of copies of the plots to the beneficiaries

All beneficiaries receive a copy of the plot of their land, which entitles them to the corresponding credit and to initiate the process of obtaining a loan.

Step 31: Payment for the land¹⁰

As noted above, the beneficiary must initially pay at least 10 percent of the land value and complete the total payment over a 10-year term. Land titles are withheld for users of the 10-year repayment term, but not so for those paying the entire amount up front. Payments are made to FONTIERRAS's account with the commercial bank BANRURAL, using Form A-63-2, which becomes a receipt.

⁸ The land title is not immediately available; hence, the property rights cannot be assigned, transferred, or sold for a certain number of years. This measure was designed to prevent the new landowners from selling their land, because the idea is that they work it.

⁹ This policy is also intended to make land available to relocate families out of natural preserves and the Mayan Biosphere.

¹⁰ At least 10 percent of the total value.

Exercise 4

Indicate the roles played by women in the stage of technical studies:

Indicate other possible activities to promote women's effective involvement in this stage:

Fifth Stage—Land Demarcation and Registration

At this stage, the community's efforts bear fruit, with titles to the lots being issued.

Step 32: Payment of the value-added tax (IVA)¹¹

The landowner pays the government the appropriate value-added tax, which is required to file the petition with the Land Registry. Payment is made directly to the general tax office, Superintendencia de Administración Tributaria (SAT).

Step 33: Land registration and title authorization

When an up-front full payment is made, FONTIERRAS authorizes issuance of the land title to the landowner.

Step 34: Recording the title issuance

Once the land title is authorized, the firm handling the process prepares a record that is later reviewed and approved by the FONTIERRAS Legal Counsel's Office.

Step 35: Issuance of land titles

After the record is approved by the FONTIERRAS Legal Counsel's Office, the titles are prepared in Protocol Paper¹² for signature by the beneficiaries. The titles approved by FONTIERRAS are of four types: single owners paying in installments; single owners paying in full up front; married owners (whether legally married or in a common-law marriage) paying in installments; and married owners paying in full up front. The last two types require the names of both the man and the woman in the couple, as joint owners. This measure is taken to protect women, who previously were not considered, despite their role in anchoring the family to the home and the land.

Step 36: Signing of the titles by the beneficiaries

This activity is conducted in group by the community as a whole, with men and women signing the titles to their land.

Opportunity for women's participation: Although women must sign the titles by law, it is necessary here to emphasize their rights and obligations in doing so.

¹¹ Ten percent of the land value.

¹² Protocol Paper is a legal format used by lawyers in Guatemala.

Step 37: Title signing by FONTIERRAS

FONTIERRAS management signs the titles, meaning that the government assigns ownership of the lots to the applicants and authorizes their registration in the General Real Estate Property Registry (Registro General de la Propiedad).

Step 38: First certification

A first certification is issued, in duplicate copy, on the titles themselves, for registration with the General Real Estate Property Registry. One copy is left with the registry, and the other is returned with a statement indicating that the land has been demarcated and registered on behalf of the applicant.

Step 39: Filing of documents

FONTIERRAS keeps the files with a copy of the land title.

Step 40: Land registry

Steps are taken to register the land in the General Real Estate Property Registry, which requires an entry (in the corresponding volume or computerized system) of the property, its boundaries, neighbors, surface area, and registry number. Private firms can be hired to perform this step.

Step 41: Receipt from the General Real Estate Property Registry

The registry issues a receipt that the document has been entered and the registration payment made.

Step 42: Issuance of registered titles

The corresponding authorities (the director of FONTIERRAS, the department governor, CONAP's executive secretary, and sometimes the president of the republic) issue the applicants' land titles. This is done as a group for the community. Each landowner receives his or her title, the first certification, and FONTIERRAS's resolution for title issuance, as well as a copy of the plot and a statement of registration with the General Real Estate Property Registry.

Opportunity for women's participation: It is important to emphasize the participation of the couple in title issuance, and to reinforce the rights and obligations of both the men and women involved.

Step 43: Filing of the record

The record is filed by FONTIERRAS, thus concluding the administrative procedure.

Exercise 5

Indicate the roles played by women in the stage of land demarcation and registration:

Identify other possible activities to promote the effective involvement of women in this stage:

ANNEX A
THE LAND TENURE STUDY IN SPANISH

ANNEX B
THE FULL MANUAL IN SPANISH

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