

ITALY

WHICH LEGAL TOOL MIGHT FIT MY SITUATION?

This tool identifies which mechanism to explore first. The facts determine which option is possible or suitable. Always check the full legal guidance note.

1

I WANT MAXIMUM CONTROL OVER THE LAND

Ownership:
strongest control, but long-term protection may still require additional legal mechanisms if the land is later sold or transferred.

2

I WANT TO USE LAND WITHOUT BUYING IT

Lease agreement:
useful for access, but it is usually time-limited and may not secure long-term protection after the lease ends.

3

I WANT TO BIND FUTURE OWNERS TO A CONSERVATION OR REWILDING PROJECT

Destination deed:
may restrict the land use for a defined conservation, restoration or rewilding purpose, if legal requirements are met and the deed is registered.

4

I NEED ACCESS, PASSAGE, GRAZING OR USE RIGHTS OVER NEIGHBOURING LAND

Land Easement:
may help with access, passage, grazing, or use rights over another parcel.

5

I WANT A FLEXIBLE ARRANGEMENT BUT LONG-TERM PROTECTION IS IMPORTANT

Irregular easement or personal agreement:
easier to arrange, but it will not usually bind future owners.

6

I WANT A REWILDING ORGANISATION TO MANAGE LAND FOR A FIXED PERIOD

Right of use:
may allow a legal entity to use land for a limited period, but it is time-limited and narrower than ownership.

7

THE LAND IS USI CIVICI LAND

Usi civici framework:
possible only if compatible with collective rights and the relevant public/community governance.

8

I WANT FORMAL PUBLIC-LAW PROTECTION

Protected-area designation:
may provide strong protection, but it is a public-law route and cannot be created unilaterally by a private landowner.