



## Documentation Regional development instruments

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Interreg III B

### General Data

<b>Name of instrument:</b>	Municipal eco-land-account (= Kommunales Ökokonto)
<b>Country / region:</b>	DE
<b>Spatial level:</b>	local
<b>Type:</b>	Voluntary approaches and agreements / cooperation
<b>Subtype:</b>	Voluntary, but binding contracts
<b>Description:</b>	To accelerate planning procedures, municipalities are entitled to add land designated for ecological improvement (and ecological measures on this land) to their municipal eco-land-account. The advantage for municipalities is that compensation in land as required by law for development and construction can thus be provided easily and fast, which again accelerates the development process from building permit to completion. The longer this land is held in this account, the more "interest rates" in terms of compensation value it generates, depending on the ecological value and the potential for ecological improvement of the stock.
<b>General objectives:</b>	Enables municipalities to realize an integral concept using compensation areas and at the same time accelerates land development for investors as the often strenuous process of finding compensation plots can be avoided by using plots from the eco-land-account.
<b>General Objectives keywords:</b>	nature conservation ; Land development ; Landscape planning ;
<b>Responsible:</b>	Local authority/Municipal council
<b>Stakeholder Involved:</b>	Planners
<b>Stakeholder Involved:</b>	Entrepreneurs/businessmen
<b>Stakeholder Involved:</b>	Private individuals
<b>Reference:</b>	<a href="http://www.stmugv.bayern.de/de/aktuell/download/natur/oekok.pdf">http://www.stmugv.bayern.de/de/aktuell/download/natur/oekok.pdf</a> <a href="http://www.bay-gemeindetag.de/information/oekokonto.pdf">http://www.bay-gemeindetag.de/information/oekokonto.pdf</a>
<b>General assessment of strength and weakness:</b>	Strengths: Municipality can process building applications from potential investors more rapidly. Municipalities financially benefit from anticipatory stocking of compensation land. Integral, inter-municipal measures can be realized using these compensation areas. Municipal landscape plans can be implemented using the land reserves from the eco-land-account. Generates additional income for farmers maintaining ecological compensation plots (mowing of rough pastures, maintenance of hedgerows etc.) Weaknesses: No evidence that eco-land-accounts contribute to slowing down urban sprawl.

<b>Metadata:</b>	Date of entry: 31.01.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
<b>Implementation</b>	
<b>Legal status:</b>	not-mandatory
<b>Extension:</b>	frequent (<50% and >25%)
<b>Comment:</b>	Since the legal requirement of providing ecological compensation for land development activities, established in the German Law on Construction and Building in 2001, increasingly more municipalities have introduced a municipal eco-land account to better serve potential investors and to accelerate the processing of building applications.
<b>Type of monitoring:</b>	Report basing on quantitative indicators
<b>Preconditions for implementation:</b>	Eco-accounts are most effective when managed on a regional instead on a local level. On regional level, more ambitious objectives can be realized, while on local level, the small number of parcels allows only certain measures to be realized. Eco-land accounts require the legal requirement of ecological compensation for construction activities, the availability of potentially eligible areas (low ecological value and consequently high potential for ecological improvement) and the willingness of land owners to transfer land to the municipal account. Additionally, the proper maintenance of these plots is assigned to local farmers and constitutes an additional source of income.
<b>Best practise example (1):</b>	Ecological land account on regional level, Regional Association Ruhr
<b>Example Abstract (1):</b>	15 municipalities of the German Ruhr region have joined to form the Regionalverband Ruhr (Regional Association). In the context of this joint institution, municipal eco land accounts are established, managed and maintained on regional level, which allows the realisation of ecologically complex compensation measures and the realisation of a large scale Open Space Concept (= Freiraumkonzept).
<b>Assessment</b>	
Relevance	
<b>Status:</b>	strong indirect relevance
<b>Ranking:</b>	2
<b>Remark:</b>	-
Acceptance	
<b>Status:</b>	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
<b>Ranking:</b>	5
Implementation	
<b>Status:</b>	-
<b>Ranking:</b>	4
<b>Remark:</b>	-
Feasibility	
<b>Status:</b>	Staff, legislation, know-how, political will
<b>Ranking:</b>	4
<b>Remark:</b>	-
Effectiveness	

<b>Status:</b>	Direction of effect, type of effect, acceptability
<b>Ranking:</b>	3
<b>Remark:</b>	Perpetuity still unclear as instrument has not been implemented long enough to judge.