

Title:

Effect of §6b EStG on the farmland price formation in Germany

Background & Objective:

§6b EStG allows farmers and other former land owners to reinvest profit from the sale of real property without taxation. A typical situation, where this paragraph becomes relevant, arises if farmland is dispossessed for site utilization such as highways former owners typically put efforts to reinvest the compensation payment again in land or real estate property to save tax. The question arises, whether and how avoiding taxation serves as an incentive to reinvest, that is to act as a strong or even aggressively bidding demand in land markets. Another question related to this taxation regulation is, how farmland prices are affected and whether this regulation can still be justified against the background of increasing farmland prices.

Approach:

Literature analysis, data collection, survey

Note, German is a prerequisite to understand German Law, which cannot be translate. The paper can be written in German or English.

Contact and supervision:

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Literature to start with:

Bahrs, Enno (2010): Die Auswirkung der Übertragung stiller Reserven auf den landwirtschaftlichen Bodenmarkt. in: GuG (Grundstücksmarkt und Grundstückswert, Zeitschrift für Immobilienwirtschaft, Bodenpolitik und Wertermittlung

Bahrs, Enno (2010): Novellierung der Reinvestitionsrücklage überdenken, in: HLBS-Report, S.145-146

Bahrs, Enno (2003): Bodenkauf als Reinvestitionsfalle – eine deduktive Zahlungsbereitschaftsanalyse Land sales as a trap of reinvestment – a deductive analysis of payment willingness, in: Agrarwirtschaft (52), Heft 5, S.234 – 246, online: https://ageconsearch.umn.edu/bitstream/97974/2/2_Bahrs.pdf

Blanck, N J.:(2010): Rücklagen und Rückstellungen in der Land-und Forstwirtschaft aus ertragsteuerlicher und betriebswirtschaftlicher Sicht, in: Berichte über Landwirtschaft [0005-9080] Bd.:88 iss:3 S.:420

Gerds, Marcel (2017): Wirkungsweise des § 6b und Auswirkungen auf den Bodenmarkt, in: BzAR 3/2017, S.103-107

Lehn, Friederike; Bahrs, Enno (2018): Analysis of factors influencing standard farmland values with regard to stronger interventions in the German farmland market, in: Land Use Policy

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<https://www.sciencedirect.com/science/article/pii/S0264837717305987>

Suntum, Ulrich von (2007): Die Besteuerung von Veräußerungserlösen aus investitionstheoretischer Sicht, in: Zeitschrift für Wirtschaftspolitik, Jg.56, Heft 1, S.65 -75, online:

<https://search.proquest.com/openview/15e4a949a90d131644e6ef0719393cde/1?pq-origsite=gscholar&cbl=46082>

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