The algorithm of actions of a business entity when transferring real estate for free use under obligations to create jobs

In accordance with Decrees of the President of the Republic of Belarus dated $09/19/2022 \, N_{\rm P} \, 330$, dated $05/16/2023 \, N_{\rm P} \, 138$, Resolution of the Council of Ministers of the Republic of Belarus dated $11/17/2023 \, N_{\rm P} \, 787$

Appeal to the owner of the property

Making a decision by the owner to provide property for free use for a certain period (at least 5 years) under obligations to create jobs

Conclusion of a contract for the gratuitous use of property (within 10 calendar days from the date of the decision), specifying the following mandatory conditions:

- the number of jobs created;
- the deadline for creating jobs;
- obligations to preserve jobs during the term of the contract
- provisions on liability of the parties for violation of the terms of this agreement

The borrower reimburses the accrued depreciation, taxes on real estate and land, and pays for utilities. After the expiration of the period specified in the contract, the property is returned to the balance holder (the contract can be extended for the same period, provided that the jobs created are preserved)

Failure to comply with the terms of the agreement is the basis for its early termination and reimbursement to the balance holder of the amount of rent for the entire period of use of the property with interest

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A borrower who has been using the property for at least 3 years on the basis of a contract of gratuitous use for job creation, and who properly fulfills his obligations under the contract, has the pre-emptive right to purchase this property without bidding at market value with the provision of installment payments for up to five years from the date of conclusion of the purchase and sale agreement with monthly payment indexing. The installment payment is provided to the buyer for the period specified in the application for its provision, upon conclusion of the purchase and sale agreement. The buyer has the right to fulfill the obligation to pay for the property ahead of schedule.