

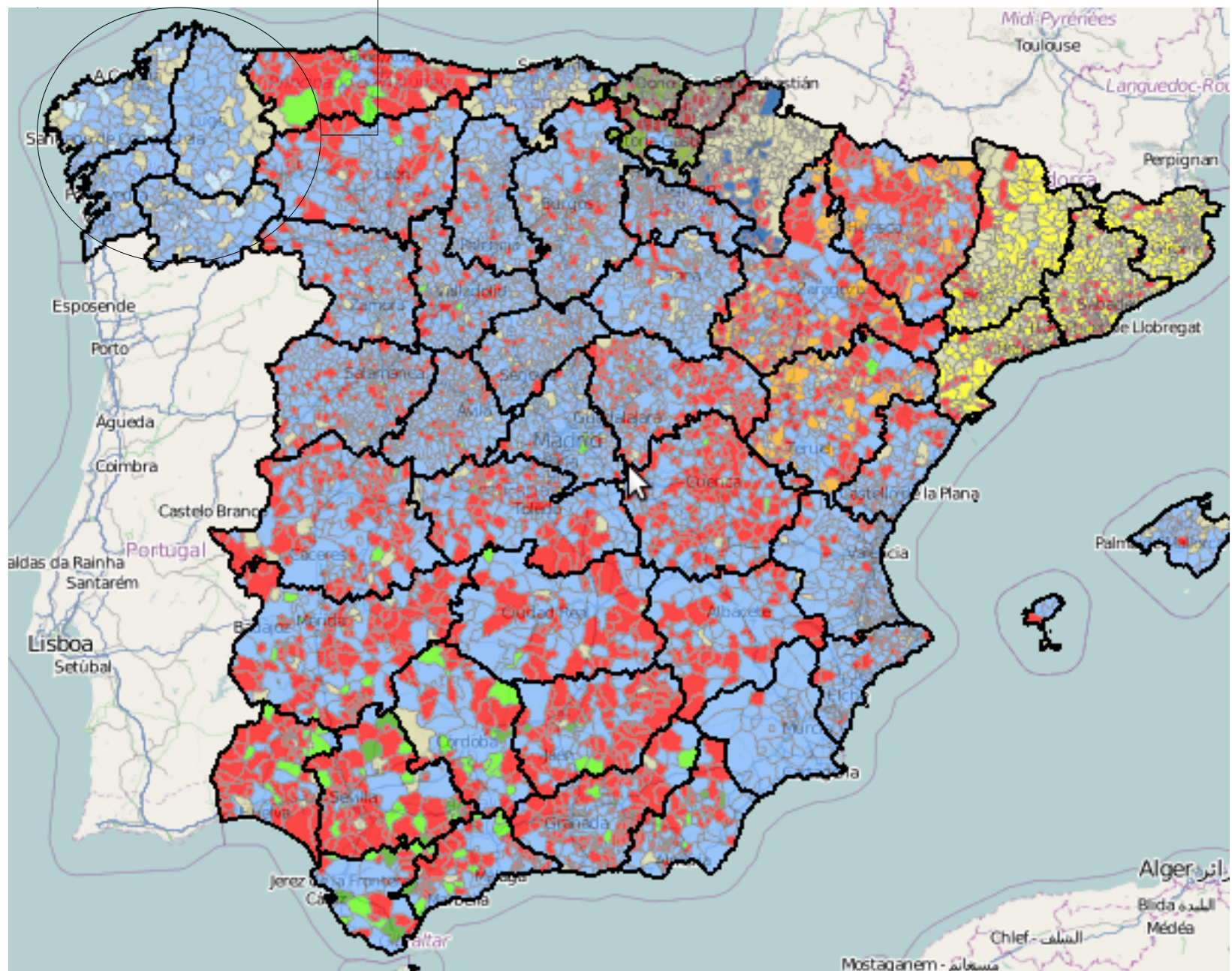
Aversion and attachment to rules. An institutional approach to understanding why localities adopt (or reject) land-use planning

Jose Maria Tubio-Sanchez

Harvey M. Jacobs

Rafael Crecente-Maseda

The context: Galicia





What happened?

1-Galicia was a rural region until the sixties

2-In the seventies a marked transfer of population from rural areas to cities took place, and in the nineties a process of counter-urbanization

3-The result: Galicia as a “rururban weft” or “urban city”



The solution

The regional government passed in 2002 the “**Act of urban planning and rural areas protection**”

The achievements after 10 years:

30 municipalities adopted the act
18 that did not started the plan-making
222 are still working on the plan-making

The irritation of doubt: why did 30 municipalities adopt the act, and why did 18 reject to adopt the act until now to?

An institutional approach to solve this doubt

- A land-use planning is a set of institutions used to manage property rights
- To adopt a plan means an institutional change
- Then, to explain adoption or rejection is the same that explain why do societies change management of property rights?

Explaining institutional change

- The role of conflicts
- Externalities and high transaction costs

Explaining reluctance to change

- Path dependence
- Logic of appropriateness
- Rent seeking

Results

Code	Meaning	Number of municipalities
A	Municipalities that freely adopted the act	31
B	Municipalities that have adopted the act but were working on a plan based on a previous act	43
D	Municipalities forced to adopt the act	2
C	Municipalities working on the land-use plan	221
E	Municipalities that did not contact yet the regional government.	18

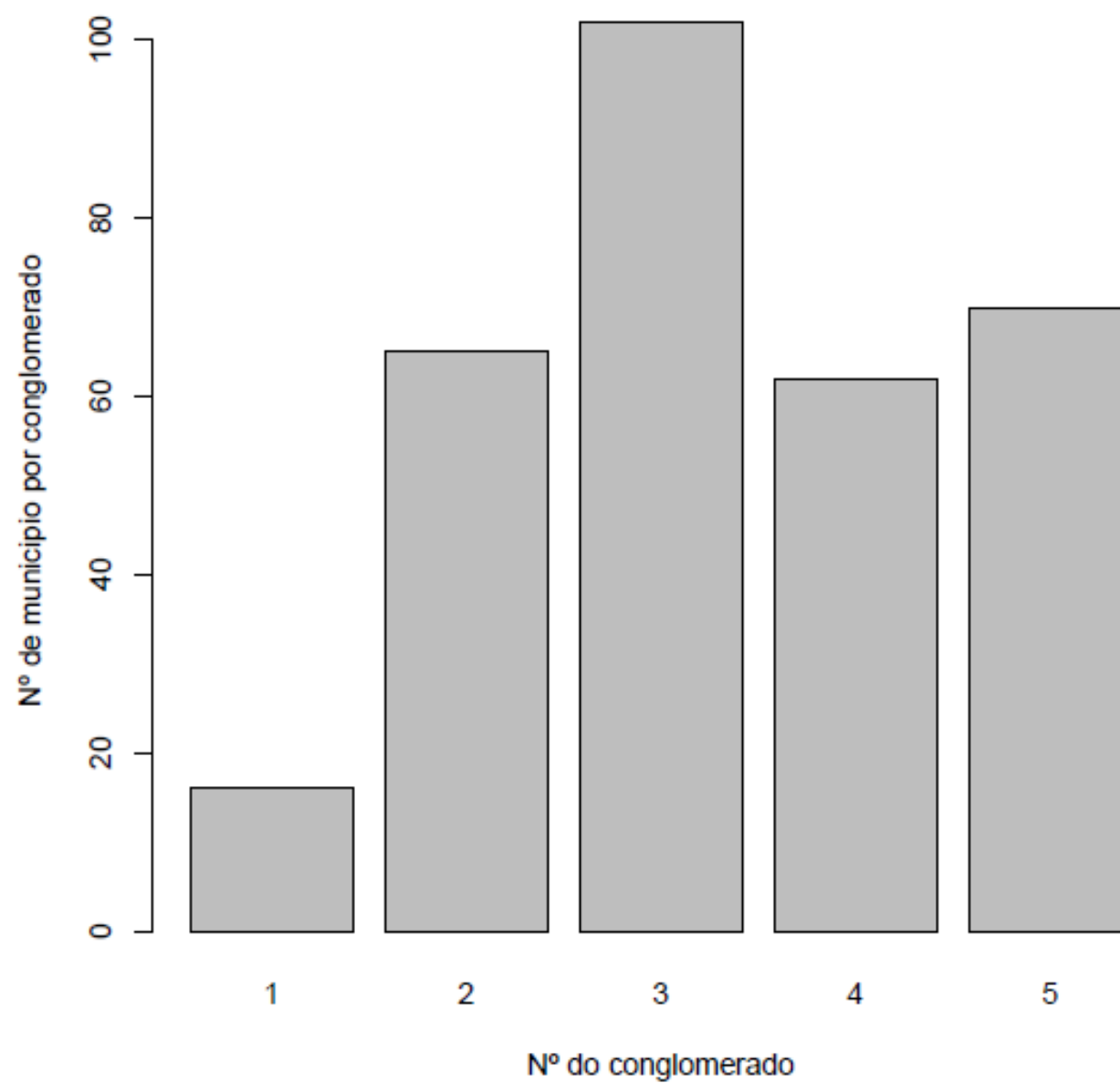
Average age of previous land-use plans

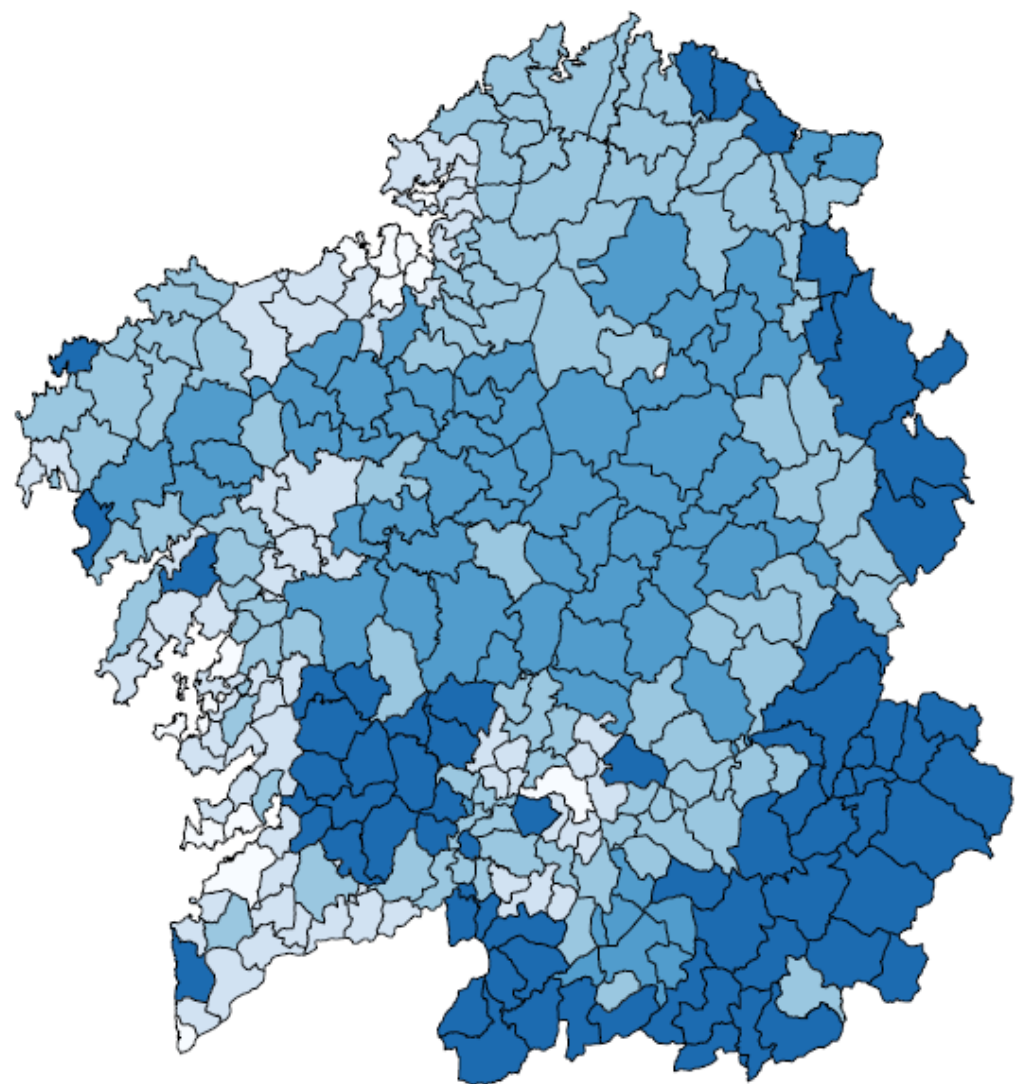
Code	Meaning	Average age of the plans in 2002 (in years)
A	Municipalities that freely adopted the act	15
C	Municipalities working on the land-use plan	10
E	Municipalities that did not contact yet the regional government	4

Analysis of Conglomerates

- 1.- Number of building permits in 2000 and 2009
- 2.- Prices of rural plots of land between 2008 and 2011
- 3.- Population working on the agricultural sector in 2001
- 4.- Density of population in 2010
- 5.- Land dedicated to agriculture and forests
- 7.- Artificial areas
- 8.- Human settlements
- 9.- Population working on the service sector.

Conglomerados e nº de municípios por cada conglomerado

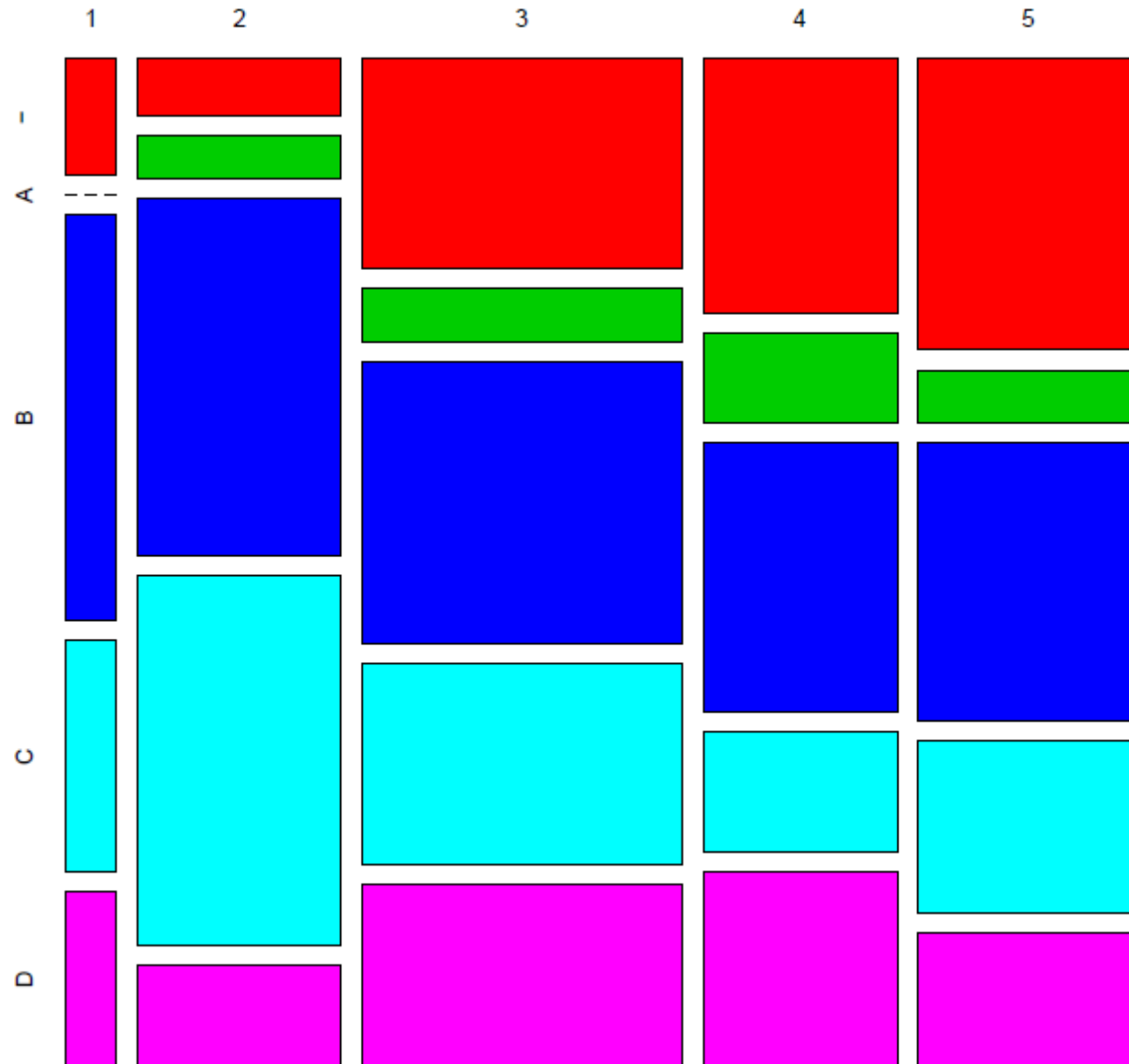




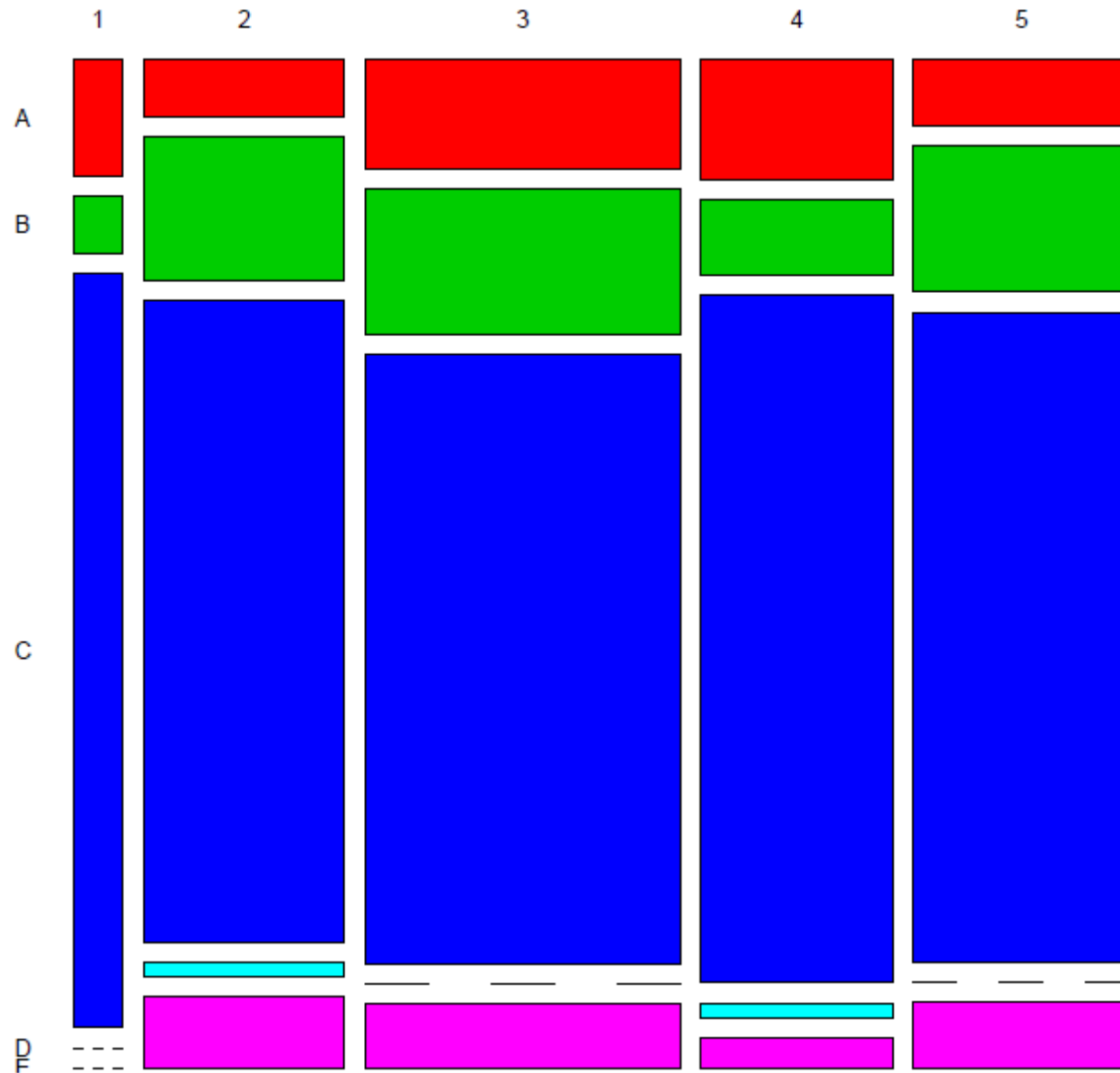
Conglomerados concellos



The pink row: adopters of the act

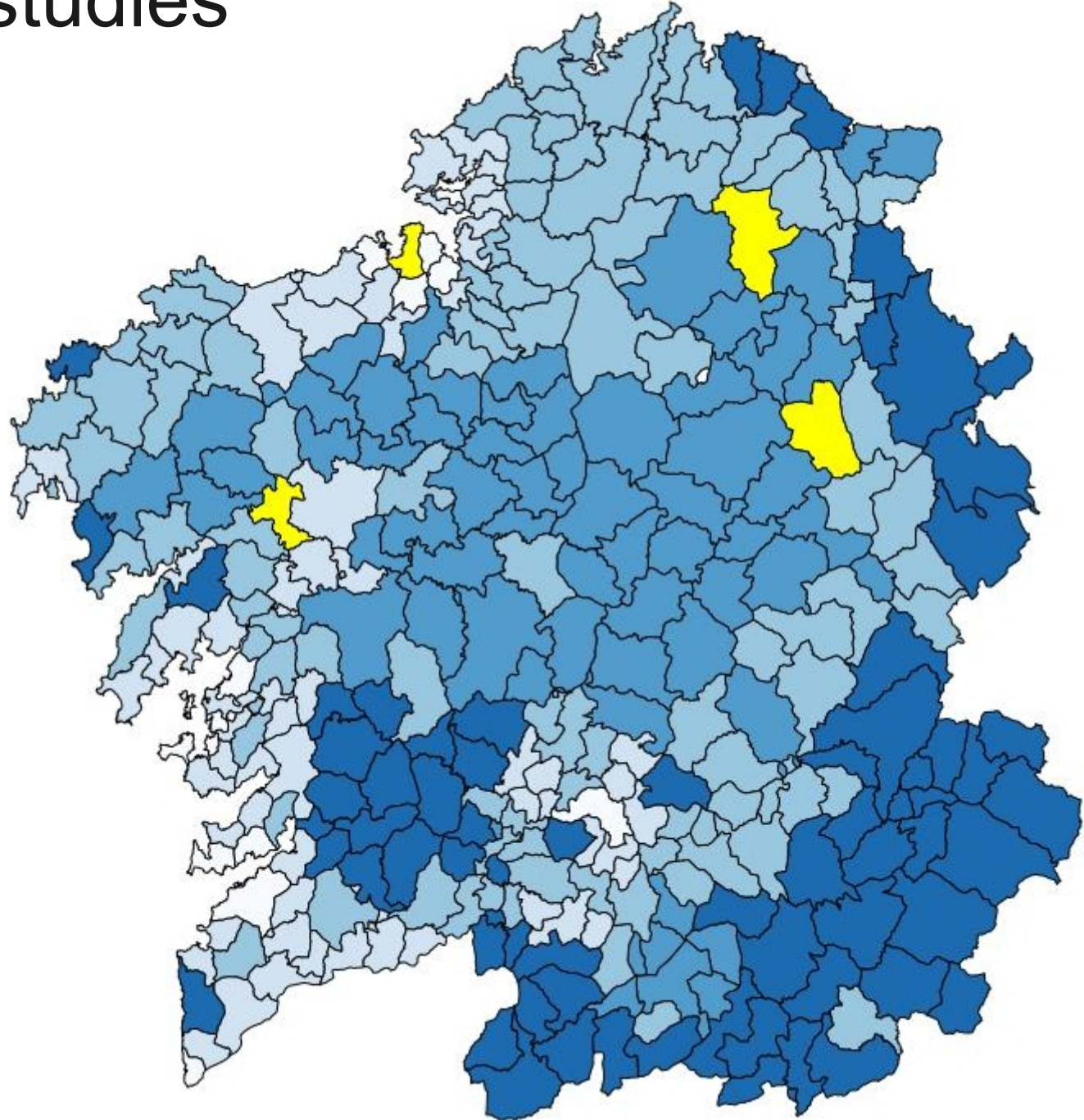


The pink row: no adopter of the act



The variables used do not explain why in some groups of municipalities with similar characteristics, some of them decide to adopt act and some of them are reluctant to do it

Four case studies



Conclusion of the cases (the adopters)

Urban municipality (Oleiros)

Reason of change in the urban municipality:

-1) “Follow the rule”

Reason of resistance:

-1) rent seeking, 0,1 allegation per person

Rural municipality (Castroverde)

Reason of change in the rural municipality:

-1) to issue building permits; 2) To attract development to industrial states areas;

Reasons of resistance

-1) No remarkable reasons of resistance

No remarkable conflicts in these cases

Conclusion of the cases (the non adopters)

Rural municipality (Abadín)

Reason of change:

-1) Conflicts between land-uses (forestry and agricultural uses); 2) Lack of plan creates legal uncertainty that hampers economy activity

-2) Reason of resistance: None thinks that the act can solve any problem

Thank you!

josemaria.tubio@rai.usc.es