

**Land tenure, property transfer and the development of the market in land
in Hungary (17th–19th century)**

In the first, introductory part of my paper I show briefly the variety of land tenure, the forms of landlord and peasant landholding, the characteristics and different types of villein–landlord relation before the revolution of 1848–49 in historic Hungary. In the course of the essential survey I try to match the land tenure terminology with the Western European (continental and English) ones for the use of comparative researches. Then I analyse the opportunities of intra-familial and non-familial transfers of land before the 19th century. In this part a special emphasis will be placed upon the survey of familial transfers as the most frequent ones before the mid-19th century. Therefore I will present the predominant inheritance laws regarding to the landholding nobility and the prevailing customary laws and inheritance practices (and strategies) among the Hungarian peasantry before the 20th century. Here I will also touch shortly on the forms of restrictions upon the commercial land market which could only partially be evolved till the mid-19th century; the influence of the different types of lordship and the special rights of some social groups (village community, the common landholding of the noble community, the special rights of settlers, liberated or half-liberated villeins etc.). At the end of the first part of my paper I summarise the debates on the permission of liberal property circulation and analyse the results of the revolution of 1848 in the field of the landownership, land tenure and land market.

In the second half of my paper I examine the north-eastern part of Hungary, a territory of four counties (Abaúj, Borsod, Torna, Zemplén counties) on the basis of detailed archive-data. The goal of the regional survey is twofold. On the one hand I show the wide variety of types of landholding and property rights which co-existed side by side in different regions and subregions in the 18th and 19th century. I analyse the developmental process of the land market and commercial land transfer till the end of the 19th century (mainly based upon private contracts and the sources of the estates in the region). On the other hand I lay a special emphasis upon the detailed examination of intra-familial transfers of land (on the basis of nominative cadastral lists, contracts etc.) since this kind of arrangements ruled the whole period and even in the second half of 19th century the $\frac{3}{4}$ part of the peasant holdings were inherited and only in $\frac{1}{4}$ part were the land purchased commercially. In this part I touch upon the increasing indebtedness of the estates and the peasant plots as well and its consequences in the 19th century; the role of the banks and the link between the credit (private and banking creditors) and the land market; the characteristics of leaseholding. As a conclusion I try to give an answer why the emergence of commercial land market could only partially open the way to a ‘true’ economic progress in Hungary at the end of 19th century.

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