

Superficies Solo Cedit in the Latvian Law

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The article is dedicated to the so-called problem of divided property, focusing upon the fact that in difference to the legal regulation, which existed in pre-war Latvia, the divided property in the current legal situation manifests itself as the existence of two independent and unrelated ownership rights regarding two different objects – building and land – within one and the same plot of land.

Keywords: *superficies*, superfiary, construction, land, legal technique, principle, construing transactions, divided property, servitude, *emphyteusis*, fiction, dualistic system of property, enforced lease, *dominium directum*, *Ober-Eigentum*, *dominium utile*, *Unter-Eigentum*, farmsteads of collective farmers, nationalisation.