In each of these countries, the state has set different restrictions on private property for each family. Also in these countries, the state has its own priority right for cession of land. In European countries, in order to combat speculation, they introduced a restriction on the free disposal of land by introducing the mandatory use of land for agriculture for a specified time by law.

All laws and restrictions raised the land market in these countries to a high level, which led to an improvement in living standards in these countries.

The second idea, in our opinion, should be in digitalization of the land market.

At the moment, Ukraine has not developed Internet resources related directly to surveying and land management. As a development option, we suggest improving web mapping. To make information available through maps, namely, to create an official constantly updated Internet resource based on maps with detailed information that is necessary when buying or renting a land plot. Using this resource when choosing a site of interest, everyone can get detailed information, such as the condition of the soil, nearby buildings, groundwater, etc. Which in its turn will save a lot of time for potential investors, developers.

Based on the above arguments and the experience of other countries, we can conclude that for the development of the land market it is necessary to have, first of all, the formed legislative framework that was put into effect. It is also required to develop Internet resources necessary for the purchase and lease of land. If to ensure all this functions properly, the development of the land market will accelerate significantly and ultimately lead Ukraine to success.

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SMALL CLAIMS LITIGATION PROCEDURE UNDER THE EU LAW

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Simplification and differentiation of court procedures is a major globalization trend that has embraced the field of civil justice in recent decades. The emergence of Ukraine as a democratic and law-governed state brings to the

fore the question of implementing the positive experience of the European Community in the field of legal policy and justice in particular. The current procedural legislation regulates a number of procedural institutes that did not previously function in Ukraine. This refers to the insignificant cases, which are more commonly known as small claims in international practice and national legal doctrines of foreign countries. Taking into consideration the relatively limited positive experience of functioning of the procedural mechanism of consideration and settlement of small claims at the level of the national legal order and the need to ensure the effective functioning of the latter in the future, the necessity to study of European standards and national practices of small claims becomes of particular importance.

Globalization processes are closely connected to the European integration therefore the issue of development and differentiation of the trial procedural form in the EU is supranational. A unique, autonomous system of legal regulation has emerged in the European Union, and in its essential features, it differs significantly from classical international and national legal systems. The supranationality factor is therefore fundamental in the context of the determination of potential vectors and finding the levels of reform of procedural law, both of the European Union as a whole and of the Member States in particular.

The formation of European standards for consideration of small claims was gradual and carried out in two main areas, which differ in content and level of legal regulation. The first area is supranational, the formation and development of which took place in the system of legal coordinates of the EU with the participation of its institutions. It is characterized by the versatility, complexity and mutual consistency of principles, tasks, and procedural rules. The second set of standards was formed at the level of the legal orders of individual EU Member States and is quite varied in terms of quality and quantity. They formed the basis for the development of national small claims litigation practices.

The institution of alternative judicial jurisdictions has become the determinant of the formation and subsequent legal regulation of supranational standards for small claims litigation and it is an extraordinary, transnational procedure for the settlement of disputes between individuals and legal persons of the EU Member States. Nowadays, the European Union civil procedural law provides two main alternative jurisdictions, in particular: 1) the European Small Claims Procedure or ESCP introduced by Regulation (EC) No 861/2007 of the European Parliament and the Council of the European Union of July 11th, 2007; 2) the payment procedures established by Regulation No 1896/2006 of the European Parliament and the Council of the European Union of December 12th, 2006.

The payment procedure is analogous to a supranational, cross-border writ proceedings designed to simplify and optimize the procedure of getting the

European order for payment by the applicant. The latter should be considered as a special form of customary court order, which allows creditors to indisputable clams recovering the debts from debtors in a simplified manner. The Regulation No 1896/2006 of December 12th, 2006 applies to all the EU Member States, making the procedure universal, accessible and ergonomic, thereby eliminating the need for the national creditors and debtors to comply with the national procedural laws.

The Regulation No 861/2007 of the European Parliament and the Council of the European Union of July 11th, 2007 established a pan-European, cross-border procedure for the settlement of civil and commercial disputes, the total cost of which does not exceed € 2000 without the cost of legal aid, legal fees and interest on the use of money. The unification of procedure for small claims at the supranational level was necessitated by the harmonization of the procedural rules that existed at the level of the legal orders of individual EU Member States, by simplifying them and further optimizing them to a single civil procedural form, reducing judicial costs and reducing time of litigation, which should comprehensively contribute to raising the level of guarantees of the right to a fair trial.

However, the Regulation contains the list of certain categories of civil cases which cannot be considered in the simplified order as small ones, in particular: a) the cases related to personal non-property rights of a person, including defamation, protection of honor, dignity, business reputation, privacy, confidentiality of conversations, correspondence, privacy; b) the cases of recognizing a person as missing, incapacitated, with limited legal capacity, establishing other legal states; c) cases related to the termination of legal entities, recognition of the insolvency of a debtor, declaring him / her bankrupt; d) the cases concerning property and property rights of spouses, hereditary legal relations, drawing up and contesting wills, alimony obligations; e) the cases arising out of employment relations connected to social security entitlement [1].

The defining feature of the ESCP procedure is its interactivity, which does not absolve the court of the obligation to strictly comply with the requirements of the principles of disposition and competitiveness of the parties. An appeal to the court shall be in the form of a claim which together with the annexes may be filed by filling in the variants of standardized electronic forms of procedural documents or by any other means, including the use of information and telecommunication systems or any other means of electronic communication. Forms of procedural documents consist of separate electronic cells, each containing a list of variant items to be filled with a detailed explanation of their content and the order of filling. The court has the right to leave the claim without consideration, if it does not meet the established requirements or contains inaccuracies or other shortcomings that were not eliminated within the time determined by the court.

In addition, with the aid of the profile service the parties can simultaneously obtain clarifications on legal issues in electronic form, including the peculiarities of the procedural order of their case. The parties are required to read the list of categories of civil cases that are not qualified under the ESCP criteria. In the event of such a case, the court proceedings concerning it will start, but in the future it will be considered under the rules of the general proceedings in the ordinary course of procedure provided for by national law.

The content of the Regulation implies a number of requirements that correspond to the catalog of relevant standards that must be met and implemented within the ESCP procedure, in particular: 1) it is the responsibility of Member States to provide remedies, take actions and regulate jurisdictional procedures to ensure the effectiveness of small claims litigation; 2) the unconditional adherence to the right to a fair trial and the whole system of guarantees provided by Article 6, paragraph 1, of the ECHR; 3) dispositiveness; 4) competitiveness; 5) publicity and veracity of the trial; 6) procedural productivity; 7) proportionality; 8) the immediacy of the trial; 9) legal certainty. Thus, the initial purpose of the introduction of the ESCP procedure is to formulate and enforce the catalog of common, uniform, pan-European standards for handling the small claims at the supranational level. The European experience of the unification of procedural rules, as well as the ESCP procedure itself, are unique in their legal nature and significance, since they have become a harbinger of the process of bringing civil litigation harmonization to a new level. The latter ensured the unity and uniformity of the procedural rules for the consideration and settlement of small claims, both at the supranational level and at the level of the legal order of EU Member States.

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CONTEMPORARY ISSUES OF DEMOCRATIC SOCIETY DEVELOPMENT AND WAYS TO SOLVE THEM

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Nowadays, we could talk about the two-way path relationship between development and democracy: democracy provides mechanisms and institutions that will contribute to real and humane development, and the development process will create objective conditions and a climate conducive to the consolidation of democratic practices in society.