

By the Judgement of 1 December 2025 No.42-II, the Constitutional Court assessed constitutionality of Article 26 (part 23) of the Federal Law “On Amendments to the Urban Planning Code of the Russian Federation and Certain Legislative Acts of the Russian Federation”.

The indicated legal provision was subject to review insofar as it is applied in a case when a land plot owner make a claim for compensation of damages (in particular, by means of purchase of this plot) caused by the decision of a public authority (adopted before 04.08.2018) to establish a protection zone of a cultural heritage object of regional significance (the boundaries of such a zone), which renders the land plot impossible for its owner to use in accordance with its permitted use type.

The contested legal provision was found not to contravene the Constitution, since according to its constitutional legal meaning within the system of current legal regulation, it does not imply releasing the relevant public legal entities from the obligation to compensate the owner of the land plot for losses incurred in connection with the establishment, before the day of the official publication of the said Federal Law, of protection zones of a cultural heritage object (the boundaries of such zones) that prevent the use of this land plot in accordance with its initial permitted use type, or – if such use becomes impossible – from the obligation to buy out such land plot and the immovable property located on it, provided they are not unauthorized constructions.