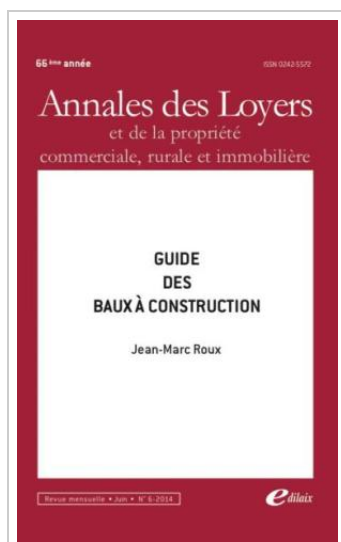




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guide des baux à construction

By Roux, Jean-Marc

EDILALIX, 2014. Paperback. Condition: NEUF. Le bail à construction fait partie des formules conventionnelles donnant naissance à ce qu'il est convenu d'appeler un droit de superficie. À la différence d'un bail classique, il donne naissance à un droit réel immobilier au profit du preneur. Selon le Code de la construction et de l'habitation, il s'agit d'un contrat par lequel le preneur s'engage, à titre principal, à édifier des constructions sur le terrain du bailleur et à les conserver en bon état d'entretien pendant toute la durée du bail. La loi n° 64-1247 du 16 décembre 1964 a institué le régime du bail à construction, dont les dispositions ont été par la suite introduites dans le Code de la construction et de l'habitation aux articles L. 251-1 à L. 251-9. Un décret, n° 64-1323 du 24 décembre 1964, a permis de préciser certains points aux articles R. 251-1 à R. 251-3 du même code. L'objectif de cette législation était, et reste, de procurer à d'éventuels constructeurs des terrains à des conditions privilégiées et d'inciter les propriétaires de terrain à " céder " ceux-ci tout en les intéressant aux revenus tirés des constructions, créant par là même une communauté d'intérêts entre les propriétaires du...

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