LAATUMAA.FI
Paras pala Suomea

Information pack

for buyers and tenants of land plots



Owning your own holiday home

Buying a plot of land from Metsähallitus is safe and easy. Plots are located on state-owned land throughout Finland – on the shores of lakes and rivers, and in the fell highlands of Lapland. Our expert sales representatives will handle all the paperwork and arrange for signing the title or leasehold agreement.

Do you dream of having your own holiday home on a lake shore or in the fell highlands? To make your dream of a holiday home dream come true, you will need a plot that is either purchased or leased.

Metsähallitus has plenty of plots to choose from, so you will discover a plot that perfectly suits your requirements. Whether you are planning a little hideaway, a perfect fishing paradise or the holiday home of your dreams, we help you advance your project.



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First steps towards buying a plot

Many people dream of owning a holiday home on a lake shore or in the fell highlands. Before building your holiday home, you will need a piece of land that is referred to as a plot in this guide. The plot can be either an independent, subdivided property or undivided parcel of land. You can purchase the plot or alternatively lease the plot, thereby providing more capital for construction.



1.

1. Before getting the plot

Buying a plot from Metsähallitus is easy and hassle-free. While you are searching for the perfect plot, we will provide you information about the planning situation, connections with water and sewage systems, road access rights, and other factors influencing plot selection. Your most important responsibility before getting the plot is to thoroughly familiarise yourself with the plot, also on-site, in order for you to be certain the plot suits its intended purpose. If necessary, you can get help from our staff.

2.

2. A permit to non-EU and non-EEA buyers to buy real estate

Buyers from outside the EU and EEA will need a permit to buy property in Finland. We recommend applying for the permit in advance.

Instructions (defmin.fi)

3.

3. Finalising the sales contract

We will prepare a draft contract of sale well in advance of the agreed sale date and send it to you to examine and comment on. We will also provide all the essential documents pertaining to the plot, such as the certificate of mortgages and encumbrances, cadastral certificate, certificate of title, and a map of the property. These documents show, for example, if the plot is subject to any encumbrances, if the plot includes rights to land and water areas, area coverage of the plot, and the demarcation of the plot.

In order to avoid any potential misunderstandings, we shall go through the contract of sale with you before signing it. Metsähallitus will provide the agreement of sale in Finnish. If you wish, you can have it translated into your native language (at your own expense). At the conclusion of the sale, we will sign the sales contract together in the presence of a public purchase witness. Alternatively, a representative chosen by the buyer may be present with a power of attorney. The buyer (or buyer's representative) must have a valid ID, such as a passport or identity card, with them at the time of the transaction. We will arrange a public purchase witness, but the buyer is responsible for paying the witness's fee.

The sales agreement can also be signed electronically, which requires Finnish bank access codes. Please note! A Finnish personal identity code is required! In this case, a public purchase witness does not have to be present, but a transaction fee will be charged that is paid for by the buyer. Similarly, in the case of electronic sales, we will prepare the sales contract in Finnish in the system and you have the opportunity to comment on the contract before signing.

If any electricity, water or sewage connections are sold with the property, these connections must be paid before the transaction.

The purchase price must be paid to Metsähallitus' account before the time of transaction.

4.

4. Payment of transfer tax (stamp duty)

The transfer tax return must be filed and the transfer tax paid before the title is transferred.
Plot handover is subject to transfer tax that amounts to 3% of the purchase price for the property. It is your responsibility as the buyer to independently pay the transfer tax.

If you have a Finnish Tax Identification Number, you will be able to file a transfer tax return and pay the transfer tax in the MyTax service.

Byers outside Finland, follow the instructions of vero.fi



5.

5. Applying for the registration of ownership (title)

Once the sale has been concluded and the agreement signed, as the buyer of the plot, it is your responsibility to apply for the title: title registration must be applied for and paid to the registry authority, currently the National Land Survey of Finland, within a period of six months from the sale. The certificate of registered title serves as proof of plot ownership. If you fail to apply for the title within the specified six-month period, the transfer tax sum will be increased. An application fee is charged for the processing of titles.

The National Land Survey announces the title registration price each year.
Pricelist



6.

6. Additional points to consider

The transfer of electricity, water and sewage connections must be reported to the company providing these connections. The customer may incur maintenance fees or other fees related to the connections even if the customer does not use the connections.

If the area has a private road, the buyer must provide their contact information to the road cooperative. The customer may also have to pay fees for the road even if they do not actively use it.

Cornerstones for leasing

**Your most important responsibility before acquiring the plot is to thoroughly familiarise yourself with the plot, also on-site in order to ensure that for you to be certain the plot suits its intended purpose.
If you need help, please contact the seller.**

Metsähallitus will deliver the land lease agreement to the tenant by mail, which means that they do not need to be present in person to sign the agreement.

1.

1. Rent deposit

The tenant must provide a copy of a valid ID, such as a passport or personal identity card, to Metsähallitus.

If the property has electricity, water or sewage connections, the connections must be paid at the time of the agreement's conclusion.

Tenants from foreign countries must always pledge an amount equal to 1.65x the annual rent/2026 (open a rent deposit account in a bank located in the EU area.

2.

2. Plot leasehold agreement

Leasehold agreements are always made in writing. In planned areas, leasehold agreements with Metsähallitus are normally valid for 40 years. The leasehold agreement specifies the rights and responsibilities of the lessor and tenant that shall be adhered. The rental payment period for the plot is one calendar year, with payment usually due on the last day of February. The first rental invoice will be delivered approximately one month after the lease agreement has been signed.

The tenant must notify Metsähallitus of any changes to their contact details that occur during the lease period.

3.

3. Leasehold registration

If the leasehold is transferable, it must be registered with the National Land Survey.

Once the leasehold agreement has been made, the leasehold shall be registered. As the tenant of the plot, you must apply for the registration of the leasehold with the registry authority, which is currently the National Land Survey of Finland (*Maanmittauslaitos*). If more than one person jointly applies for the leasehold, the ownership share for each applicant shall be entered in the application. This registration must be applied for within a period of six months from the date the leasehold agreement was signed. The registry authority charges an application fee for registering the leasehold in connection with issuing the administrative documents pertaining to the plot. For more information about leasehold registration, please contact the National Land Survey of Finland (*Maanmittauslaitos*).

4.

4. Leasehold renewal

Upon expiration of the leasehold term, you have an opportunity to express your intention to renew the leasehold agreement, after which negotiations for leasehold renewal will commence.

The leasing conditions for the revised leasehold agreement are determined on the basis of contractual terms and conditions and legislation in effect at that time.

5.

5. Leasehold agreement transfer

If the tenant changes (the tenant sells their leasehold), the change must be reported and a copy of the title deed submitted to Metsähallitus.

In this case, the assignee of the leasehold is obliged to inform Metsähallitus of the transfer in writing. A copy of the title deed must be attached to this notification. The assignee of the leasehold must also register their leasehold with the registry authority.

6.

6. Transition from tenant to owner

If the property to be leased is located in a zoning area, the lease agreement is transferable and can be registered. Additionally, the plot can usually be purchased later at a price determined by Metsähallitus.

As the tenant, you are entitled to negotiate for the purchase of the plot you are leasing during the leasehold term. If you are considering purchasing the plot, please contact Metsähallitus first. We will then check the current value of the plot and ensure there are no impediments for the purchase. If no impediments exist, sale preparations will be made. Once the sales contract has been concluded, the leasehold will expire. The lease sums for the plot are usually charged up to the time of sale, unless otherwise agreed.

7.

7. Additional points to consider

The transfer of electricity, water and sewage connections must be reported to the company providing these connections. The customer may incur maintenance fees etc. related to the connections even if the customer does not use the connections. The tenant is also responsible for other fees such as waste management fees.

If the area has a private road, the tenant must provide their contact information to the road cooperative. The customer may also have to pay fees for the road even if they do not actively use it.

8.

8. Leasehold expiration

A fixed-term leasehold agreement with Metsähallitus can terminate for the following reasons:

- Expiration of the leasehold term.
- If the tenant violates the terms of the lease agreement (for example, by not paying rent), the lessor may terminate the lease agreement.
- Premature termination of the leasehold agreement shall be mutually agreed between the contractual parties.

Upon expiration of the leasehold agreement
When terminated, the leasehold agreement expires in three months from the beginning of the next calendar month. When dissolved, the tenant or lessor wishing to exercise their right to dissolve the agreement as intended by the Land Lease Act shall issue a written notice of dissolution. This notice must specify the grounds for dissolution of the leasehold agreement and the date of dissolution if the intention is to dissolve the agreement later than the date the notice has been verifiably received. The plot must be in its original state, which means that there must not be any buildings.

Municipal engineering - maintenance fees

The plots of Metsähallitus have varying degrees of utilities. Some plots already have water, sewage and electricity connections. Other lots have no connections at all or only some utilities are ready. The transfer of connections must be reported to the company providing these connections.

Water supply must be arranged in accordance with zoning regulations. Holiday homes usually get their water supply from the water utility company grid or the local water utility cooperative, or from a well constructed for the holiday home(s), or by carrying water in from elsewhere. The water in Finland's lakes and rivers is so clean that it can be taken directly from the waterway and used for washing. Examine the most favourable option for water supply by comparing supply and consumption costs as well as the security of supply and water quality.

Small quantities of washing water can be drained into the soil in a controlled manner, without the need for separate treatment on-site, if the holiday home does not have a flush toilet and the use of washing water is minimal. These include off-grid summertime holiday homes and separate sauna buildings. The quantity of wastewater cannot be considered to be small if the property has a flush toilet, pressurised water heater, shower, bath, or any electrical appliance that uses pressurised water, such as a washing machine or dishwasher. Wastewater must be treated in the appropriate manner. Please remember that if you install any of these types of appliances, you will have to update your wastewater system accordingly!

One of the most important things to do is ensure that the toilet is kept in proper working order.



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Off-grid amenities

Even holiday homes that are not connected to the electricity grid can easily and affordably have electrical amenities.

Electricity supplied to the property using solar panels, inverters and back-up generators functions in more or less the same way as electricity sourced from the grid. The size of the system depends on the number of appliances used and can be expanded later as your needs change. Using a small 100 W solar panel and battery will supply you with enough power for LED lighting and low-consumption devices. Larger 500–1500 W systems provide power for higher consumption appliances, such as refrigerators, coffee machines, and so on.

Unfortunately, solar panels are yet to be suitable for heating a property. Off-grid holiday homes are often located in areas that are not accessed during the winter months. In these cases, the inadequacy of solar panels is not an issue. If your holiday home is kept unheated during the winter, you need to make sure the that no water remains in the pipes that will freeze and break the pipework.

Applying for a building permit

Once the sale or leasehold agreement has been signed, you may apply for a building permit for your plot. The sales contract or leasehold agreement is proof for the authorities that you have legal possession of proprietorship of the building site.

You can also commission a professional for acquiring the building permit if you lack the time or interest to handle it yourself. Contact details for these professionals can be found online and from the municipal building supervision authority.

As the plots owned by Metsähallitus are located in areas with a valid plan, building permits are easily granted, providing that construction is done according to local plan regulations and any possible building practices in force.

The plot website provides all the necessary basic information about construction and our sales representatives gladly help you with any further questions you may have. The local municipality is responsible for the granting of building permits, so the municipal building supervision authority can answer any specific questions you may have.

Please note!

For more information about applying for a building permit and the processing of permits, please contact the municipal building supervision authority and the municipality's website, and these also have plenty of information about construction.



Building permits are applied for in writing from the local municipal building supervision authority.

For the purpose of the building permit application, you will need e.g.

- a copy of the sales contract or leasehold agreement
- construction drawings
- site plan
- building project notification
- consent received from neighbours
- responsible foreman application
- wastewater management form
- other possible appendices, depending on the site.

Maintaining the road leading to the holiday home

Having an access road that leads right to the holiday home is an absolute must for many. Fortunately, almost every Metsähallitus plot has this amenity. Only a few sites in the wilderness of Lapland and on islands have roads that do not reach the plot. There are a number of rights and obligations that come with the use, maintenance and repairing of the road, which you should always keep in mind. For instance, it is the responsibility of road users to maintain the condition of private roads.

Finland has public and private roads. Public roads are free for all to use. Finland has approximately 350,000 kilometres of private roads. The property's own, contractual or access roads are private roads. The regular use of these roads usually requires permission and a fee is charged for their use and maintenance.

As the owner of a plot, you need to either join a road cooperative that is responsible for the use and maintenance of the road, or take care of road maintenance yourself in cooperation with other users. Metsähallitus is not responsible for road cooperative matters or decision making.

Tolls charged to private road shareholders are based on road units, which in turn are based on the shareholder's benefit from the road. The more roads you use, measured in kilometers and tons, the more road units will be portable. The annual cost of a private road for a cottage owner is usually from a few dozen to a few hundred at most.

Road users can influence the condition of the road through their own active involvement and diligence. According to the Private Road Act, every road user is obliged to fix any damage they cause to the road. The road area is considered as the area lying between the outer edges of the roadside ditches.

Easily performed road area maintenance tasks include:

- Cutting grass and overgrowt with a trimmer and lawnmower
- Removal of frost-raised rocks and flattening of land upheaval due to frost.
- Removal of scrubland, young trees and tree branches that extend out to the road area
- Opening clogged culverts
- Placement of snowploughing markers for winter maintenance.
- Road grading.

Winter road maintenance, such as snowploughing and gritting and the cost incurred from these are the responsibility of the road cooperative and road users. Riding a snowmobile in road areas is forbidden, including roads that are not maintained in the winter.

Clearing the plot and forest maintenance

Please note!

If you are a leaseholder of the plot and you want to fell individual trees on your leased plot, please contact Metsähallitus.

A well-designed plot has a good balance of natural and planted flora. If the plot has good tree stands, retaining a suitable number of trees will affect wind conditions on the plot.

Prior to commencing construction, trees, shrubs and humus must first be removed from the building site. It is good to determine in advance where removed material will be deposited or where soil can be stockpiled, if you intend to use it for landscaping after construction has been completed.

There may even be an abundance of useful timber available on your plot. Good trunks can be sawn into timber for use in construction. Tree stumps and branches also provide a good source of firewood or wood chips to be used for planted areas.

During construction, you should protect the trees to be retained that are located close to buildings using, for example, wooden planks tied around the trunk. Areas to be left in their natural state can be demarcated using, for example, ribbons, which will ensure that occasional visitors to the plot and suppliers will notice them.

In a local detailed plan area, you always need a landscaping permit from the municipality to remove trees that are not being cleared for buildings or access routes for which you have already applied for a building permit.

Municipal authorities will assess the landscape impacts of the trees planned for felling based on, for instance, the planned number and sizes of trees to be felled and will visit the site to verify the situation or provide other guidance. If you are a leaseholder of the plot and you want to fell individual trees on your leased plot, please contact Metsähallitus. The terms and conditions of the leasehold agreement specify the removal of tree stands and use of soil on leaseholds in more detail.

Photo: Vesa Lumikauvaus/Vesa Kauppinen

You can influence the usability and future costs of your holiday home already during the design phase, so it is a good idea to take your time with planning. We recommend sitting down and envisioning what you want to build. You should also consider possible ways to incorporate your needs and wishes in the plot. To get started, you will need a site plan, a stack of sketch paper, sharp pencils and holiday home catalogues. Good planning will pay off later in the form of a more fluent construction process, a better end result, and even cost savings.



Designing your holiday home

The first step on the plot is to commission a ground survey, so you can avoid any potentially unpleasant surprises during construction. The ground survey shows the load-bearing capacity, frost susceptibility and water conditions of the soil.

If the plot is located within a local detailed plan area, the placement of buildings is already precisely specified. Changes and exceptions are indeed acceptable, provided that they are justified and approved by the permitting authorities. When planning the placement of buildings, it is worth taking into consideration the scenic views and the path of the sun. If you take sunshine and wind direction into account, you could save a lot later in energy costs. It is also important to observe the distance from the shore and plot boundaries. Hearing of neighbours during the planning stages can be done yourself, or you can commission the permitting authority to conduct the hearing for you.

Metsähallitus will usually construct roads up to the plot boundary, thereby allowing the buyer to resolve the ultimate driveway connection. When making the driveway connection, you should reserve space for any possible power cables, water pipes and sewer lines to be installed along the access road in order to prevent any unnecessary damage to the surrounding environment.

From the very outset, it is worth setting the energy efficiency and carbon emissions targets for your holiday home and thinking about how these goals can be met. You should also consider how often and when your holiday home will be used, i.e. the occupancy rate of your holiday home.

This will serve as the basis for many design choices. Design factors affecting the eco-friendliness and efficiency of the holiday home include the size and shape of the structure, the size and orientation of windows, the grouping and placement of rooms, adaptability of the building to cater to changes in your life situation, the materials to be used, energy solutions, and water supply choices.

One of the most important decisions to make is whether you want to or know how to build the holiday home yourself, have a contractor build it from the ground up or purchase a turn-key solution.

Building your holiday home

Once the building permit has been granted, drawings done and construction method chosen, a start-up meeting can be convened with the various persons involved in the project. In addition to the permitting authority's representative, the principal and sub-designers, contractors and the supervisor are invited to the meeting.

The principal designer coordinates the different designs. The supervisor holds a key role throughout the building process. The supervisor ensures everything is in accordance with regulations and designs, and that work quality meets the set requirements. The supervisor will also keep a logbook and inform various parties whenever necessary. At the start-up meeting, the permitting authority representative ensures that the project is carried out according to industry regulations and guidelines, thereby leading to a high-quality construction.

All agreements, including design, procurement and contracting agreements, should be made in writing. Experts should be commissioned for finalising agreements, as this will provide assurances that the contractual content is comprehensive and will ensure that no design or contracting phases or purchases have been omitted. If you choose geothermal heating for your plot, you must consult the permitting authority to receive a placement permit for the system.

A variety of inspections and audits are all part of the construction process. Building supervision authorities conduct the necessary inspections for each phase of the project and in accordance with the applicable permits. The supervisor conducts regular inspections; it is the responsibility of the supervisor to avoid mistakes.

Logistics play a significant role in construction fluency. It is recommended that you find out what restrictions are in place for nearby main roads or the holiday home access route. Weather damage, such as frost heave and bridges with weight restrictions can either complicate deliveries of large supplies, or even make delivery impossible. Any weight restrictions must be taken seriously. Wintertime can also pose challenges due to the snow situation and snowploughing.



Building a jetty

Shoreline owners or leaseholders have the right to build a jetty extending out to a water area owned by someone else, but this shall not cause significant damage or disturbance to the owner of the water area, neighbouring plots, boating or fishing. Natural biodiversity must also be taken into account. Jetty structures shall not be allowed to alter the water current. Set requirements are best met by building a jetty using stake foundations or pontoons. It is worth discussing any water construction with your neighbours well in advance in order to avoid any potential conflicts.

Tips for building a jetty:

- Find out about fluctuations in water level, highest and lowest water levels.
- Carefully plan the size and placement of the jetty.
- Choose the type of jetty: fixed foundations or pontoons.
- Find out about how the ice moves during the springtime thaw if the intention is to leave the jetty in place over the winter.
- Do not build a jetty on the plot boundary.

How to arrange waste management

Please note!

The Waste Act states that waste may not be abandoned or treated in an uncontrolled manner. When staying at your holiday home, efforts should be made to minimise waste amounts by recycling and composting.

Using simple solutions, waste management for your holiday home can be both economic and ecological. The amount of waste generated at the holiday home can be reduced by carefully planning the food and daily provisions brought to the holiday home. The waste produced is easy to recycle or reuse.

All residential properties, including holiday homes, must join the municipal waste management system. Even if you produce a small amount of waste, you are still required to use organised waste collection services. Furthermore, you cannot dispose of your waste in bins owned by others.

Shared waste collection points are also possible, if a number of properties come together to organise waste collection. You can enquire about joining waste collection from the municipality of your holiday home. Wastewater slurry must also be handled in the appropriate manner. As a rule, slurry removal shall be conducted by a company registered in accordance with the Waste Act.

It is good to keep in mind that, for instance, burying toilet waste in the ground or disposing of garden waste in nature is forbidden. Waste such as this is recommended for composting, but even compost must not resemble a pile of rubbish, and foodstuffs cannot be composted in an open composting system. When made correctly, composting produces good soil.

Burning small quantities of waste outside or in fireplaces is not recommended. At low temperatures, the burning process is ineffective and will produce very harmful emissions. Nevertheless, biodegradable packaging waste and paper can be used for lighting a fire, but the user manual for the fireplace issued by its manufacturer must be taken into account. Independent waste management must also include sorting and recycling.

Your goal should be to produce as little waste as possible at your holiday home. The easiest way to do this is by recycling, reusing and composting.

Cleanliness rules

- When making a purchase, think about how you can avoid producing waste.
- Avoid bringing unnecessary packaging and disposable containers to your holiday home.
- Sort your waste as much as possible where it is being produced.
- Don't mix reusable waste and problem waste together.
- Return deposit bottles to the store. Bring other glass containers to the appropriate glass recycling point.

Read more and make your dream a reality: www.laatumaa.fi »

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Fire safety in your holiday home

Holiday homes are subject to the same safety regulations as for regular housing. A smoke detector is mandatory, and you also need to ensure that the holiday home has fire extinguishing equipment, such as a hand-held extinguisher and fire blanket. Many holiday homes also have a fireplace, the hearth and flue of which must be inspected on a regular basis.

Many holiday homes use liquid gas appliances, such as a barbecue, refrigerator or hob. When purchasing gas-fired appliances, make sure they are Ce-certified, i.e. they meet the relevant safety requirements. Gas appliances must be handled carefully and properly maintained.

Checklist

- Replace smoke detector batteries once a year and regularly check that the detectors are in working order.
- Maintain hand-held extinguishers on a yearly basis.
- Sweep the fireplace and flue at least once every three years.
- In the winter and following the winter season, start to light the fire carefully in order to avoid excessively quick heating breaking damaging the fireplace.
- If you heat your fireplace after an extended cold period, check that the draft is sufficient by first burning a piece of paper in the flue.
- Remember that the flue latch (damper) must not be closed until the last ember has burned out.

Maintenance manual

The purpose of the maintenance manual is to guide you in regularly servicing and maintaining your holiday home. The manual will help you to maintain the appropriate energy efficiency and safety of appliances and structures as well as instructing you on what preventative measures can be taken.

Compiling a maintenance manual is a good and systematic way of looking after your property. Although maintaining a maintenance manual is not mandatory for holiday homes, it will enhance your knowledge about proper property maintenance. Using the maintenance manual, you will reduce the overall costs for upkeep of the property or at least keep costs at the planned level. A good maintenance manual should be as simple as possible and act as a tool for providing guidance for maintenance and servicing. The manual will help you keep track of consumption and servicing requirements, as well as being a logbook for when servicing has been performed. Keeping a log will also help you to anticipate future servicing requirements.

An annual general inspection of the holiday home should be conducted in the spring, which is a good time to check for any possible winter damage. The maintenance manual provides assistance in what should be inspected. There are some points that do not require inspection or service on an annual basis, rather the inspection intervals can be every 2, 5, 10 or 20 years.

The maintenance manual should also be based on the operating and servicing manuals for appliances and materials that have been provided by the suppliers and appended to the maintenance manual. It is good practice to collate the servicing measures from these operating and service manuals in a single checklist. The points are checked according to the checklist, and if some maintenance is required, it shall be performed and recorded in the logbook.

The Finnish Home Owners' Association offers its members a digital maintenance manual that can also be used for holiday homes.

The maintenance is also a valuable document that can be shown to potential buyers.

Using the maintenance manual, you will be able to manage and maintain information pertaining to property upkeep, such as

- basic information about the property
- inspections, servicing and reparations conducted
- annual consumption of energy and water
- general inspection instructions and appliance-specific servicing instructions
- service lives and maintenance intervals of structural components and appliances, and the maintenance programme
- target indoor air quality and recommended operating values
- goals and quality standards for property management.



Photo: Vesan ilmakuvaus / Vesa Kauppinen

Please note!

The website of the emergency services www.112.fi is the easiest way to acquire location data.

Do you know the precise location of your holiday home?

In case of emergency, you need to know the precise address and coordinates of your holiday home. It is recommended that this information be kept in a visible place, inside and outside the property. This will also help any people who have lost their way to access the information.

The website of the emergency services www.112.fi is the easiest way to acquire location data.

A programme found by clicking the "Karttakoordinaatit" (Map Coordinates) link will provide you with the coordinates for your holiday home that can also be printed.

Coordinates are the most effective way of ensuring the rescue personnel find their way to the destination quickly. The 112 Suomi application is also worth installing on your mobile phone.

Looking after the lake by your holiday home

Your own shoreline is a bit like an extension of your lounge: a great place to relax and revitalise. It is also a natural water protection zone for the landscape that is not only a swimming spot for your family, but also the habitat for fish, birds and other wildlife. Shore zones are important parts of the lake's ecosystem. Shoreline vegetation is good, for instance, for retaining nutrients and preventing shore erosion.

Small-scale, manual shore restoration measures can be performed at your own discretion, mainly without the need to apply for a permit or make a notification. For the planning process, it is worth involving everyone who may be affected, such as shoreline neighbours and water area owners.

Acquire all the notifications, permits and consents required for the restoration prior to engaging in the restoration measures. Certain water construction tasks require notification sent to the local Centre for Economic Development, Transport and the Environment (ELY Centre). On the basis of this notification, the ELY Centre may require for you to seek a permit from the Regional State Administrative Agency (AVI).

Any machined clearing or removal of aquatic flora must be reported to the ELY Centre and water area owners 30 days prior to commencing the task.

You must always apply for a permit from AVI when dredging volumes in excess of 500 cubic metres. Even for smaller machined dredging of less than 500 cubic metres, a notification must be sent to the ELY Centre and water area owners no later than 30 days prior to commencing the task. The land area belonging to the plot shall not be enlarged by covering water areas unless a permit has been granted for such by AVI. Small-scale modification of a used shoreline and covering a swimming beach with sand are tasks that usually do not require a permit. You may request a statement from the ELY Centre on the necessity of a permit.

For more information about shore restoration, see the website of the Ministry of the Environment.



Please note!

It is important for holiday home builders to read the Water Act and become familiar with waterway protection and water construction in advance.

» Waterinfo.fi

Checklist for the eco-conscious owner of a holiday home by a lake

- Keep the shoreline as natural and undeveloped as possible.
- Retain shoreline shrubbery and other flora whenever possible.
- You can remove aquatic vegetation if interferes with the use of the shore. Take the removed vegetation immediately to the compost heap while it is still wet. Otherwise, the nutrients held by the aquatic vegetation will flow into the waterway.
- Avoid thinning the tree stands along the shoreline that would scar the landscape.
- Use jetties or walkways (duckboards), because if you dig or dredge the shore, nutrients will access the water and cause eutrophication. These measures will also be detrimental for aquatic invertebrates and fish reproduction.
- Never extend measures that alter the natural state or water conditions up to the shoreline.
- Ensure correct wastewater management.

Everyman's rights and obligations

The traditional Everyman's Rights used Finland's abundant forests and waterways provide outstanding framework for activity and revitalisation in nature.

Everyman's Right mean everyone living in Finland can use nature irrespective of who owns or manages the area. Enjoying nature within the framework of Everyman's Rights does not require the landowner's permission and there is no charge for exercising these rights.

However, these rights include the responsibility for avoiding causing any harm or disturbance. Everyman's Rights cannot be exercised in ways that cause damage or interference. You will also need to remember that Everyman's Rights do not apply to nature reserves, such as national parks.

Exercising Everyman's Rights,

YOU MAY:

- walk, ski or cycle freely, except very near people's homes or in areas intended for a special purpose (e.g. fields used for cultivation and plantations)
- stay in an area temporarily where access is permitted (e.g. camping out in a tent, sufficiently distant from housing)
- pick wild berries, mushrooms and flower
- fish with a rod and line or ice fishing
- traverse waterways and frozen bodies of water

Exercising Everyman's Rights,

YOU MAY NOT:

- cause disturbance or damage to other people or the environment
- disturb nesting birds and game
- cut down or damage trees
- collect moss, lichen or soil
- litter
- operate a motor vehicle in the terrain
- fish or hunt without the relevant permits
- make an open fire on land owned by others, unless absolutely necessary.

Permits for using land and water areas



Activities on state-owned land that require permission from Metsähallitus include, e.g.

- fishing (fishing with simple hook and line and ice fishing do not require permits)
- hunting
- off-road traffic
- lighting of open fires other than in designated campfire spots.

The state-owned land areas managed by Metsähallitus usually allow free roaming and exercising of Everyman's Rights. Some nature reserves and other special sites may have restrictions that are based on, for example, the provisions of the Nature Conservation Act concerning the establishment of a protected area or other ordinances. For any other activities than those stated in Everyone's Rights, you will need permission from the landowner, authorities or Metsähallitus.

The following websites provide up-to-date information on different outdoor activities:

Please note!

Permits for Metsähallitus areas are sold online from the www.eraluvat.fi website and at Metsähallitus customer service points.

Hiking and outdoor activities – luontoon.fi

Metsähallitus offers diverse settings for outdoor activities in state lands across Finland. Whether you're interested in hiking, cycling, canoeing or cross-country skiing, you are guaranteed to find suitable grounds and water areas in national parks, hiking areas or managed forests.

Fishing – eraluvat.fi

If you want to fish, you usually need to pay a fisheries management fee and often also get a separate fishing permit. The fisheries management fee is a mandatory basic fee that fishers must pay and it is valid throughout Finland. Fishing permits are sold by the owners of the water areas. You can obtain fishing permits for fishing on state-owned waters from Metsähallitus.

Hunting – eraluvat.fi

Foreigners can also hunt in state areas. However, there are a few special requirements for hunting in Finland.

Snowmobiling – eraluvat.fi

Snowmobiling in the terrain always requires a permit from the landowner or occupant. In addition, you will need a snowmobile track permit from Metsähallitus for riding on Metsähallitus routes. No special permits are required for riding snowmobiles on official snowmobile routes or frozen bodies of water.

The most important provisions regulating snowmobile riding can be found from the Road Traffic Act, Off-Road Traffic Act, and the Off-Road Traffic Decree. Furthermore, snowmobiling is also regulated by the Decree on the Use of Vehicles on the Road and the Decree on Vehicle Construction and Equipment.

Snowmobiles must not be used on roads. However, if necessary, you can cross a road or bridge with a snowmobile. The speed limit on snowmobile routes and in the terrain is 60 km/h. On frozen bodies of water, the maximum speed is 80 km/h. If you are towing a sleigh carrying passengers, the maximum speed you can ride is 40 km/h. Helmets must be worn when riding a snowmobile in the terrain and on snowmobile routes. Passengers travelling in the sleigh must also wear helmets.

Contact Metsähallitus

For any enquiries concerning plot sales and leasing, please contact one of our sales team. For all other enquiries, please call the Metsähallitus operator on +358 206 39 4000.

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