

**Property Rights and Investment in Agriculture:
Evidence from Cuddalore District of Tamil Nadu, India**

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KEYWORDS Inheritance. Purchase Land. Security. Transferability. Trust Land

ABSTRACT Property rights must ensure confidence to the landholder in resource use, investment, and sustainable management. However, the rights vary according to the land title and tenure. It is pertinent to study the dimensions of property rights and their impact on short and long-term investment on land. The rights of the inheritance, purchase, private rental lands, and trust rental lands determines the investment on land. Farmers owning inheritance, purchase, and trust rental sites have security and transferability compared to private rental sites, thereby influencing the investment in lands. Secure property rights of inheritance and purchase sites have led the farmers to invest both in short and long-term investments. Even though the trust rental lands are long-term leases, the tenants have invested only in short-term investments and are reluctant to invest in long-term investments as their rights are incomplete. As a whole, the type of tenure determines security, transferability, and investment on land. Secure property rights encourage investment in the land and ensure sustainable management of land and agriculture.