

PROSES PENGURUSAN AKTA JUAL BELI TANAH SAWAH SEBAGAI DASAR PENDAFTARAN IJIN PERUBAHAN PENGGUNAAN TANAH DI KABUPATEN SLEMAN

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INTISARI

Penelitian ini dilakukan dengan menitikberatkan pada pembahasan mengenai ketentuan dan proses pengajuan Ijin Perubahan Penggunaan Tanah (IPPT) dengan Akta Jual Beli Tanah Sawah sebagai dasar permohonannya. Dengan demikian dapat diketahui sejauh mana kendala yang ada dalam melaksanakan jual beli tanah pertanian sebagai dasar penerbitan Ijin Perubahan Penggunaan Tanah.

Penelitian ini bersifat yuridis empiris dengan menggunakan penelitian kepustakaan dan penelitian lapangan. Penelitian kepustakaan dilakukan untuk mendapatkan data sekunder dan penelitian lapangan juga dilakukan untuk melengkapi data tersebut. Subjek penelitian ini yaitu narasumber dan responden, terdiri dari akademisi, Pejabat Kantor Pertanahan Kabupaten Sleman dan Pejabat Pembuat Akta Tanah (PPAT) di Kabupaten Sleman. Penelitian ini menggunakan metode *purposive sampling*. Data yang diperoleh dianalisis secara kualitatif dan dipaparkan secara deskriptif.

Hasil penelitian Proses pengurusan akta jual beli tanah sawah sebagai dasar pendaftaran IPPT di Kabupaten Sleman dimulai dengan pengecekan sertifikat tanah di Kantor Pertanahan kemudian dilanjutkan prosedur akta jual beli di Kantor PPAT. Permohonan IPPT Kabupaten Sleman meliputi pengajuan permohonan informasi tata ruang, pengajuan pertimbangan teknis pertanahan dan pengajuan ijin peruntukan penggunaan tanah. Kendala mendasar yang menjadi alasan peraturan pengendalian konversi lahan sulit dilaksanakan yaitu kebijaksanaan yang kontradiktif, cakupan kebijakan yang terbatas dan kendala konsistensi perencanaan.

Kata Kunci : Jual Beli Tanah, IPPT, Pengeringan Sawah

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PROCESS OF HANDLING DEED LAND SALE OF RICE FIELD AS BASIC REGISTRATION OF CHANGES PERMIT FOR LAND USE IN SLEMAN REGENCY

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ABSTRACT

This research was conducted by highlighting on discussion about the provisions and the submission process of Permit Changes for Land Use (IPPT) with deed land sale of rice field as the basic request. By then, it is known how far the problems in implementing the sale and purchase of agricultural land as the base of issuing Changes Permit for Land Use.

The research was empirical juridical by using library and field research. The library research was conducted to obtain secondary data and the field research was also conducted to complete the data. The subject of the research was the informant sources and respondents consisting of the academics, the Official of Land Office of Sleman Regency and the Official of Deed Land Publishing Office in Sleman Regency. This research used purposive sampling method. The data was obtained qualitatively and presented descriptively.

The research result of handling process of deed land sale of rice field as the registration base Permit Changes for Land Use in Sleman Regency was started by checking the land certificate in Land Office then it was continued with sale procedure in PPAT Office. The request of Permit Changes for Land Use in Sleman Regency consists of submission of application for spatial information, submission of technical considerations of land, and allotment of land use permit application. The fundamental constraint which becomes the reason for controlling land conversion regulations to be difficult to implement is that contradictory wisdom, limited policy range, and plan consistency constraints.

Keywords : Land Sale, IPPT, Rice Field Drying

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