

THE PIVOTAL ROLE OF NOTARIES/PPAT IN THE PROTECTION OF PROTECTED RICE FIELD LAND

Diko Anggalih Utomo^{1*} Rahayu Subekti² Rosita Candrakirana³

¹²³ Master of Notary, Faculty of Law, Sebelas Maret University, Surakarta

¹Utomodiko@gmail.com

²rahayusubekti0211@staff.uns.ac.id

³rositacandrakirana@staff.uns.ac.id

(*) Corresponding Author
Utomodiko@gmail.com

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ABSTRACT

The conversion of agricultural land is not a new issue. It is caused by population growth and economic development, which require infrastructure development in the form of roads, industrial buildings, and settlements that require land availability. The conversion of agricultural land is natural, but it can become a problem because it can reduce the amount of productive agricultural land. The purpose of this study is to analyze the effects of the Law on the Conversion of Protected Rice Fields into Non-Agricultural Land for Settlement or Housing and the role of Notaries/PPATs in relation to Protected Rice Fields in the Conversion of Land for Settlement or Housing. This study uses a normative juridical method. Legal materials are obtained through literature review. The analysis technique used is descriptive qualitative. The results of the study show that the conversion of protected rice fields to non-agricultural use that does not comply with regulations can have various legal consequences, ranging from administrative sanctions to criminal sanctions. Law enforcement in the conversion of protected rice fields needs to be carried out against perpetrators and officials who abuse their authority. Notaries/PPATs play an important role in preventing the conversion of rice fields to ensure that the authentic deeds made do not violate the law or regulations regarding protected rice fields

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INTRODUCTION

Land is a vital natural resource that underpins the very survival of the Indonesian people, as a substantial majority depend on agriculture and land cultivation for their livelihoods (Erwahyuningrum, 2023). However, the relentless pace of development is wreaking havoc on our precious rice fields. According to alarming data from the Ministry of Agrarian Affairs/Spatial Planning/National Land Agency (BPN), we are witnessing the conversion of agricultural land to non-agricultural uses at a staggering rate of 100,000 to 150,000 hectares each year, while only a mere 60,000 hectares of new rice fields are being established annually (Arba et al., 2025).

This stark imbalance poses a serious threat to our food self-sufficiency, severely limits job creation, squanders invaluable government investments at both central and regional levels, degrades our environmental quality, and undermines the social fabric of our communities. The urgent need for sustainable land management cannot be overstated; without immediate and decisive action, we risk jeopardizing our agricultural foundation and the livelihoods of millions

of Indonesians. The government must take decisive action to ensure the sustainable management of agricultural land as a vital source of employment and a pathway to a dignified life for all citizens. By championing principles of unity, efficiency, justice, sustainability, environmental stewardship, and self-reliance, we can create an equitable framework that not only meets urgent housing demands but also preserves our irreplaceable agricultural resources. Land is the cornerstone of our existence, influencing both shelter and livelihoods.

The conversion of agricultural land has been an ongoing issue, driven by the rising population and economic growth that necessitate the development of infrastructure, including roads, industrial facilities, and residential areas. While agricultural land conversion is a common practice, it poses significant challenges as it can diminish the amount of productive agricultural land available (Nurchamidah & Djauhari, 2017). The push for rapid development has resulted in some protected rice fields, classified as Land for Sustainable Development (LSD), becoming targets for exploitation, leading to environmental degradation and social disruption. This situation gives rise to various complex legal issues that require thoughtful and appropriate solutions to ensure that development does not come at the expense of vital agricultural resources and community well-being (Santoso, 2014)

The conversion of protected rice fields poses a grave threat to regional food security. It is imperative that we recognize the critical importance of safeguarding these vital agricultural lands, as their continued loss could precipitate a devastating food security crisis. The government has attempted to address this issue through regulations such as Law No. 41 of 2009, amended by Law No. 11 of 2020 concerning Job Creation, along with Presidential Regulation No. 59 of 2019, which outlines the management of rice field conversion. Despite these regulatory frameworks, the alarming trend of agricultural land reduction persists, raising urgent questions about the effectiveness and enforcement of these protective measures. This ongoing crisis not only jeopardizes our food supply but also threatens the livelihoods of countless farmers and rural communities. It is crucial that we call for a renewed commitment from all stakeholders to ensure that development is not pursued at the expense of our agricultural heritage. We must act decisively to preserve our rice fields, for the health and prosperity of our nation depend on it.

The alarming trend of land conversion for industrial and housing development endangers our national rice production and poses a direct threat to food security. Every year, vast expanses of precious rice fields are sacrificed for residential purposes, including housing and commercial establishments. This transformation is often justified by the imperative enshrined in Article 28H (1) of the 1945 Constitution, which states, "Everyone has the right to live in physical and spiritual prosperity, to have a home, and to enjoy a good and healthy living environment, including the right to receive health services". The process of acquiring land for housing development on protected rice fields involves the transfer of land rights through sale and purchase, grants, or release of rights. Notaries, as public officials authorized to draw up authentic deeds, play an important role in ensuring the legality of the process and providing legal protection to all parties; however, notaries also face a professional dilemma when they have to draw up deeds for land that is administratively classified as protected rice fields, thus becoming a case that involves notaries in the performance of their duties to protect protected rice fields.

The case involving the notary is the case of PT Tutum Terra Group as the investor in the construction of the Lima Residence villa in Mengwi Badung, who felt cheated because they had paid Rp 5.6 billion to lease the land, but the land is classified as a green zone that can only be used for agriculture. The investor had collaborated with the notary in the villa construction process, including in the search for and licensing of the land, which should have been the notary's duty to act as a neutral party, not to manage the flow of payment funds, thus creating a conflict of interest that ultimately led the company to report the notary to the authorities (www.detik.com, 2025).

The role of notaries has become more than just formal record keepers. Notaries are required to have legal and social sensitivity in handling the process of converting protected rice fields for use in infrastructure development in the form of housing. Article 2 Paragraph 2 of the UUPA explains the rules and relationships regarding land maintenance and interests. Although the designation of rice fields has been regulated, there are still problems in the designation of rice fields. Therefore, this paper will explain the legal problems of the designation of protected rice fields in Indonesia, which sometimes have various problems that must be handled by notaries.

Based on the background of the problem described above, the researcher is interested in conducting a study entitled "The Pivotal Role Of Notaries/PPAT In The Protection Of Protected Rice Field Land" with the purpose research to analyze the legal consequences of converting protected rice fields into non-agricultural land for residential or housing purposes and role of notaries/landlords (PPAT) in relation to protected rice fields during the conversion of land for residential or housing development.

METHOD

This research employs a robust normative juridical method, meticulously analyzing a wide array of primary, secondary, and tertiary legal materials. Utilizing a statute approach, the study critically examines pivotal legislation, including Law Number 11 of 2020 on Job Creation, Law Number 5 of 1960 on Agrarian Principles, and Law Number 2 of 2014 on the Position of Notaries. Additionally, a conceptual approach is adopted to explore the essential concepts of legal protection and the significant role played by notaries in the transformation of agricultural land to non-agricultural uses.

The research methodology encompasses thorough library research, drawing from an extensive collection of legal documents, including relevant statutes, academic works, peer-reviewed journals, judicial decisions, and authoritative government publications. The analytical framework employed is qualitative descriptive, emphasizing rigorous legal reasoning and persuasive normative argumentation regarding both legal regulations and the pivotal practices of notaries. This focus is particularly relevant in the context of converting protected rice fields to enable critical infrastructure development, such as residential housing projects, thereby ensuring a balanced approach to legal compliance and sustainable growth.

RESULT AND DISCUSSION

1. Legal Consequences of Converting Protected Rice Fields to Non-Agricultural Land

Legal consequences arise when an individual, group, or legal entity fails to comply with established legal provisions. In the context of converting protected rice fields into sustainable food agriculture land, these consequences become particularly relevant when such actions are performed without proper authorization from designated officials as per existing laws and regulations (Arba et al., 2025). The government possesses the authority to manage land use through regulations at both the central and regional levels. For instance, Presidential Regulation No. 59 of 2019 was established to control the conversion of rice field land, aimed at preserving and mapping protected rice fields to ensure the nation's food needs are met. This regulation is complemented by the Coordinating Minister for Economic Affairs Regulation No. 18 of 2020, which outlines the procedures for the Integrated Rice Field Land Conversion Control Team.

LSD (Land for Sustainable Development) refers specifically to rice fields critical for food security. Any alteration in their function necessitates approval from the Minister of Agrarian Affairs. This approach is essential to mitigate the rapid rate of land conversion and to uphold national food security, emphasizing the importance of adhering to legal standards when managing agricultural land. Article 11, paragraph (1) of the Job Creation Law empowers the government to amend regulations with the intent of enhancing investment competitiveness. However, this flexibility can lead to varied interpretations that may facilitate significant and uncontrolled conversions of agricultural land to non-agricultural uses, such as housing, industry, services, infrastructure, and other economic activities.

The urgent demand for housing often serves as a justification for the conversion of agricultural land, particularly in the context of burgeoning urban populations. While the government has made strides to mitigate the transformation of agricultural land into residential areas, the relentless pressure from developers, citing the critical need for housing, poses formidable challenges. Regional governments frequently find themselves in a precarious position, restricted to allowing the conversion of agricultural land that lacks designation as sustainable food agricultural land (Mariadi & Surata, 2023)

This dynamic creates a profound dilemma that compromises food security and jeopardizes vital agricultural resources. It highlights the urgent necessity for a strategic balance between development and the preservation of our agricultural land. The actions taken today must reflect a commitment to safeguarding our future, ensuring that we do not undermine the very foundations of food security and environmental integrity in the pursuit of short-term gains. We must prioritize responsible land management that accommodates both the pressing needs for housing and the imperative of sustaining our agricultural heritage for generations to come.

The conversion of protected rice fields to non-agricultural uses can lead to a range of consequences, both positive and negative. On the positive side, converting agricultural land can address land demands for essential development activities, such as housing, industry, trade, and services. This can, in turn, potentially enhance community income and drive local economic growth (Masidi et al., 2024). However, the negative impacts are significant and often far-reaching. One of the most pressing concerns is the reduction in the total area available for agriculture, which can lead to decreased food production and threaten food security. Beyond this, there are substantial environmental repercussions associated with such conversions (Angraini et al., 2020)



One major environmental impact is the alteration of the local microclimate, resulting in increased instances of flooding and other weather-related issues. The loss of rice fields also means a reduction in biodiversity, as many flora and fauna species that thrive in these ecosystems may lose their habitats. Additionally, the transformation of rice fields into residential areas contributes to the deterioration of air quality, as urban development often increases pollution levels. Furthermore, a rise in population density can lead to a significant increase in domestic waste generation, further straining local ecosystems and public health.

In summary, while the conversion of protected rice fields can support urgent development needs, it is critical to carefully evaluate and manage the associated risks to agriculture, the environment, and community well-being. Balancing development with the preservation of these vital agricultural spaces is essential for sustainable growth. The process of transforming agricultural land into residential areas is known as agricultural land conversion. Under Law No. 41 of 2009, this conversion is strictly prohibited unless it serves a compelling public interest. It is vital that any such conversion adheres to the specific requirements outlined in applicable laws and regulations to ensure compliance and safeguard the integrity of agricultural land.

For housing development on vital rice fields, obtaining a permit for land use change is not merely a formality; it is an essential legal requirement. This permit must be secured from the National Land Agency (BPN), as stipulated in Article 1, paragraph (3) of the Regulation of the Head of the National Land Agency of the Republic of Indonesia Number 2 of 2011. This regulation delineates the guidelines for land technical considerations when issuing location permits, location determinations, and land use change permits. These technical considerations establish critical provisions and conditions for the use and management of the land, serving as a robust foundation for granting permission to applicants seeking to convert their land use. Adhering to these regulations not only protects the agricultural land but also ensures the sustainability of our food security and environmental health.

Presidential Regulation No. 59 of 2019 often encounters challenges in its implementation, especially when landowners assert that they have the right to fully utilize their land. This perception can hinder the government's initiatives aimed at managing the conversion of rice fields. Additionally, resistance from landowners to designate areas as protected rice fields poses a significant obstacle to government efforts. The agricultural sector faces various hurdles that can easily trigger the conversion of agricultural land to non-agricultural uses. These challenges are not solely linked to the low exchange rates of agricultural products; they also stem from uncertainties in income and the unpredictable risks associated with farming. Such economic pressures can push farmers to sell their agricultural land, further complicating the situation (Gatra et al., 2018).

The fundamental role of land in fulfilling human food needs must be fiercely protected, especially in light of the alarming trend of unauthorized conversions of rice fields to non-agricultural uses. Across the nation, numerous rice field plots are being traded without the requisite permits for conversion, raising significant concerns about compliance with established regulations at both the central and regional levels. Vital legislation—including Law No. 22 of 2019 on Sustainable Agricultural Cultivation Systems, Law No. 41 of 2009 on the Protection of Sustainable Food Agricultural Land, and the amended Law No. 11 of 2020 on Job Creation alongside Law No. 26 of 2007 on Spatial Planning and Presidential Regulation No. 59 of 2019 on Rice Field Land Conversion—demonstrate the government's heightened awareness of the urgent need to curb the rampant conversion of agricultural land. This practice not only threatens national rice production but also jeopardizes the very foundation of our nation's food security.

The rapid conversion of these essential agricultural lands has dire implications that demand the immediate and rigorous enforcement of existing regulations. Protecting these vital areas is not merely a matter of policy but a moral imperative to ensure sustainable agricultural practices and secure food resources for future generations. The government's proactive stand signifies a crucial commitment to preserving our agricultural heritage and safeguarding national food sovereignty for the wellbeing of all citizens. By addressing these issues and fostering a more supportive environment for farmers, there may be greater potential to protect vital rice fields from conversion and ensure sustainable agricultural practices (Wibawa & Widiatedja, 2025).

The determination of protected rice fields (LSD) is intricately linked to land ownership rights, as outlined in Article 20 paragraph (1) of the UUPA, which states, "Ownership rights are hereditary, strongest and most complete rights that can be owned by individuals." This provision underscores the robust and comprehensive nature of land ownership rights, granting landowners significant authority to engage in legal actions regarding their properties. Ownership rights afford landowners a pivotal role in controlling their land, buttressed by legal protections that safeguard their interests. Therefore, when considering the designation of protected rice fields, it is imperative to take land ownership rights into account. This ensures the protection of landowners' rights while adhering to relevant



agrarian laws. The conversion of protected rice fields to non-agricultural uses can lead to severe repercussions, not only from a legal standpoint but also from an environmental perspective. Below are some consequences of such conversions from the lens of land law :

a. Violation of the Law

The conversion of protected rice fields unequivocally represents a serious violation of legal statutes, as these areas have been explicitly designated as Protected Rice Fields by the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency. Under Presidential Regulation Number 59 of 2019 regarding the Control of Rice Field Conversion, any transformation of these protected lands into non-agricultural uses is not only prohibited but also poses a direct threat to the integrity of Indonesia's agricultural framework. This regulation highlights the importance of safeguarding these critical resources, and Article 17, paragraph (1) explicitly states that rice fields identified in the protected rice field map—per Article 15, paragraph (1)—cannot be converted unless there is an official recommendation for land use change from the minister responsible for agrarian, land, and spatial planning. Ignoring this legal mandate not only undermines regulatory authority but also jeopardizes the nation's food security, ecological balance, and economic stability. Upholding these laws is essential for preserving the vital role that protected rice fields play in sustaining both the livelihoods of millions of Indonesians and the overall health of our agricultural landscape.

b. Loss of Agricultural Land

The conversion of protected rice fields leads to a significant loss of agricultural land, which is vital for fulfilling the nation's food requirements. Over time, this loss can have adverse social and economic repercussions, affecting not only food security but also the livelihoods of many communities that depend on agricultural activities.

c. Decreased Land Productivity

When protected rice fields are converted for non-agricultural purposes, there is a marked decrease in land productivity. This shift means that the land is no longer utilized for agricultural production, ultimately impacting national food availability and the economic wellbeing of farmers. As a result, communities may face challenges in sustaining their livelihoods.

d. Environmental Damage

The conversion of protected rice fields can lead to significant environmental degradation. Once agricultural activities cease, the ecological balance is disrupted, negatively affecting water and air quality, as well as biodiversity. This environmental damage can have long-lasting effects on the ecosystem and the communities that rely on these natural resources.

The alarming rise in land conversion for housing development starkly contrasts with the few cases being addressed, despite the stringent regulations that permit such conversions only for public interest or disaster management. This protective framework is fundamentally undermined, as agricultural land continues to be seized not solely for public benefit but also for the private interests of landowners. Consequently, only a handful of violations regarding land conversion for food crops have ever escalated into criminal cases, reflecting a significant gap in enforcement and accountability.

The legal repercussions for unlawfully converting agricultural land into residential areas are clearly articulated in Article 72 of Law Number 41 of 2009 concerning Sustainable Food Land. This legislation underscores the critical importance of preserving agricultural land as a cornerstone of food security and establishes firm penalties for those who disregard these essential regulations. It is imperative that we reinforce these protections to ensure the sustainability of our agricultural resources and secure a stable food supply for future generations : (Permana, 2022)

- 1) Any individual who alters the function of Sustainable Food Agricultural Land, as referenced in Article 44 paragraph (1), shall face a maximum imprisonment of 5 (five) years and a maximum fine of IDR 1,000,000,000.00 (one billion rupiah).
- 2) Any individual who neglects the obligation to restore the Sustainable Food Agricultural Land to its original condition, as outlined in Article 50 paragraph (2) and Article 51, shall be subject to a maximum imprisonment of 3 (three) years and a maximum fine of IDR 3,000,000,000.00 (three billion rupiah).
- 3) If the actions described in paragraphs (1) and (2) are carried out by a government official, the penalty shall be increased by 1/3 (one third) of the imposed penalty.

The consequences for government officials who unlawfully issue permits for the conversion of agricultural land into housing developments contrary to established spatial planning regulations are explicitly defined in Article 73 of Law No. 41 of 2009 concerning Sustainable Food Land. This legislation imposes stringent penalties, including imprisonment for a mandatory minimum of one year, extending to a maximum of five years. Furthermore, officials



found guilty may face substantial financial repercussions, with fines ranging from IDR 1,000,000,000.00 (one billion rupiah) to an astounding maximum of IDR 5,000,000,000.00 (five billion rupiah). This robust legal framework reinforces the critical importance of upholding sustainable land use policies, ensuring that those who violate these principles are held accountable for their actions. Such measures are essential not only to protect agricultural land but also to safeguard the future of our communities and food security.

The provisions outlined in this article assert the government's unwavering dedication to regulating the conversion of agricultural land, particularly protected rice fields. Any conversion that disregards the regional spatial plan is unequivocally classified as a violation of Government Regulation No. 16 of 2004 concerning Land Use. Article 4 of this regulation mandates that all changes in land use must strictly align with the established regional spatial plan. In instances where a land use change contravenes this plan, Article 14 empowers authorities to impose robust administrative sanctions, including the temporary suspension of land administration services.

Moreover, the conversion of critical agricultural land into non-agricultural uses is further governed by Article 33 of Government Regulation No. 1 of 2011 concerning the Determination and Conversion of Sustainable Food Agricultural Land. This regulation underscores that violations of land conversion protocols may lead to significant administrative penalties, including the suspension or outright revocation of permits. Such legal frameworks not only reflect the government's commitment to safeguarding agricultural land but also serve as essential mechanisms to ensure strict adherence to spatial planning principles, protecting food security and the livelihoods of countless individuals. Law enforcement plays a vital role in combating unlawful land conversions and holding accountable officials who abuse their power in the permit approval process. Instances of corruption, where permits are granted in violation of established regulations in exchange for bribes, must be decisively eradicated through unwavering and stringent law enforcement.

The conversion of protected rice fields to non-agricultural uses, especially for residential development, carries profound legal, social, economic, and environmental ramifications. Such unlawful land conversions threaten not only legal integrity but also imperil food security, undermine the livelihoods of farmers, and compromise environmental sustainability. It is imperative that we take resolute legal action against these violations to safeguard our agricultural resources and ensure a prosperous future for generations to come. The time to act is now; we must protect the very foundation of our society before it is irrevocably damaged.

2. The Role of Notaries/PPATs in Protecting Rice Fields During the Conversion to Housing Land

The rapid population growth has intensified the demand for land, resulting in the alarming conversion of agricultural land into non-agricultural uses. Such conversions, when misaligned with the land's inherent potential, jeopardize the integrity of our natural resources and contribute to significant land degradation. It is imperative that regulations governing land use be effectively communicated to the public, empowering them to maximize their land ownership while safeguarding these essential resources. In this critical landscape, notaries and land officials (PPAT) emerge as vital guardians of agricultural land. Their expertise and authority are essential in ensuring compliance with legal standards, thus protecting our agricultural heritage from the perils of unsustainable development practices. By championing responsible land management, they play a pivotal role in promoting both environmental sustainability and food security for future generations.

Notaries play an indispensable role in ensuring the legality of land transfers through the meticulous preparation of authentic deeds, such as deeds of sale, gift, or relinquishment of rights. In the context of converting protected rice fields for housing developments, notaries/PPATs face formidable challenges due to the inherent social protections surrounding these lands. This scenario places them in a precarious legal and ethical position, demanding that they uphold principles of prudence and material accuracy when drafting vital documents.

Under Law Number 2 of 2014 concerning the Position of Notaries, these professionals are bound to act with independence, neutrality, and impartiality. They are tasked with ensuring that all parties involved fully understand the legal ramifications of the transfer of rights and that they possess legitimate authority over the land in question. However, the lack of clear technical guidelines regarding notary involvement in transactions involving customary land can render their position exceedingly vulnerable. Many notaries may therefore find themselves reluctant to draft deeds when the ownership status is ambiguous, fearing potential disputes or future legal liabilities.

This apprehension highlights a critical gap in policy that must be addressed. By developing comprehensive and clear regulations to support notaries in navigating the complexities surrounding land conversion and protection, we can empower them to fulfill their essential roles effectively. Strengthening notaries' capacities will not only safeguard their professional integrity but also protect the agricultural lands that are vital for food security and the



sustainability of our communities. The authority of a PPAT differs from that of a notary, with PPAT operating within the realm of land and property law, while a notary handles a broader range of legal documents (Irwansyah & Zuhti, 2018). The role of a notary/PPAT in preventing the conversion of rice fields protected as housing rights includes, among other things, the following :

- a. The notary initiates the process by thoroughly reviewing the developer's company profile, ensuring the legitimacy and financial stability of the entity seeking to convert agricultural land for housing. This critical assessment not only protects the interests of the rice field owner but also instills confidence in the project, reinforcing that it aligns with legal standards and ethical practices.
- b. Following this due diligence, the notary meticulously drafts an Agreement Between the Rice Field Owner and the Developer. This comprehensive contract meticulously delineates the rights and obligations of both parties, encompassing the transfer of land rights, the negotiated compensation for the rice field owner, and the specific protocols for land conversion. The notary's expertise ensures that the agreement is robust, compliant with legal frameworks, and fortified with provisions that safeguard both parties' interests—thereby fostering a transparent and equitable transaction that meets the pressing needs of the community while respecting the sanctity of agricultural land.
- c. Management of IPPT Permit (Land Use Allocation Permit). IPPT is an assessment and evaluation procedure for determining the potential and appropriate use of land. Permits approved for changes in land use include various categories such as residential, commercial, and industrial purposes. These permits are essential to ensure that land is utilized effectively and sustainably, balancing development needs with environmental considerations. Additionally, the assessment process evaluates the impact of land use changes on surrounding areas, infrastructure, and resources, ensuring that any conversion aligns with local regulations and land management policies : (Sari et al., 2017)
 - 1) Location Permit : This essential permit empowers companies to acquire land effectively, with a strategic limit of 25 hectares for agricultural land and 1 hectare for non-agricultural purposes, ensuring that land use remains purposeful and regulated.
 - 2) Utilization Permit: This critical permit enables individuals and entities to legally change land use, maintaining a maximum of 25 hectares for agricultural land and 1 hectare for non-agricultural activities. Notably, it provides unrestricted opportunities for social and religious initiatives, reflecting a commitment to community well-being.
 - 3) Land Use Change Permit : This vital permit is required for individuals seeking to transform agricultural land for non-agricultural development, such as constructing private residences, with a maximum allowance of 5,000 m². This regulation safeguards agricultural integrity while accommodating essential housing needs.
 - 4) Land Consolidation Permit : A key instrument for effective land management, this permit facilitates the control, use, and acquisition of land aimed at development and environmental protection, emphasizing active community participation to foster local involvement and support.
 - 5) Development Location Determination Permit for Public Interest : This influential permit is granted to government institutions to designate land for public purposes, ensuring that development aligns with the broader needs of society and promotes community welfare and infrastructure growth.
- d. Land Technical Permit and KPPR (Spatial Planning and Supervision Committee) Permit. A Land Technical Permit is essential to ensure that land use complies with established spatial planning regulations. This permit serves as a foundational requirement for any development project, confirming that the intended land use aligns with broader spatial planning goals. On the other hand, a KPPR Permit is a recommendation issued by the Spatial Planning and Supervision Committee. This permit plays a crucial role in overseeing and regulating the appropriate use of land, helping to maintain order and adherence to planning principles. Both permits work together to facilitate responsible development while safeguarding environmental and community interests.
- e. Registration with the PTSP (One-Stop Integrated Service). Once the requisite permits are secured, it is imperative for developers to register their housing projects with the PTSP. This vital institution streamlines the issuance of essential construction permits, including the Building Construction Permit (IMB) and environmental permits, ensuring that the project adheres to all regulatory standards. This step not only facilitates compliance but also underscores the developer's commitment to responsible and sustainable development.
- f. Registration with the National Land Agency (BPN). Following the successful completion of the land transfer and status change, it is critical for a notary to ensure that these significant changes are recorded with the BPN. The BPN plays a pivotal role in documenting land use transformations and is responsible for issuing a new



certificate that accurately reflects the land's updated designation for housing. This formal recognition is crucial for legitimizing the development and safeguarding the investments of all stakeholders involved.

The steps for the certification process for rice fields that have been converted by a notary include the following :

- a. The notary conducts a thorough evaluation and investigation regarding lands that fall under the Land Status Decree (LSD). This process involves examining the reasons behind any inaccuracies in the deed creation for these lands. The notary meticulously checks for potential errors during the data review phase and gathers relevant evidence pertaining to both the land's status and the deed-making procedure. Following this comprehensive assessment, the notary compiles a report detailing the findings, which is essential for ensuring legal compliance and protecting the integrity of the land transactions involved.
- b. Consultation and Coordination : Notaries engage in proactive coordination with the National Land Agency (BPN) and financial institutions involved in mortgage transactions (KPR) to obtain clear and comprehensive insights into land status and the associated legal ramifications of any issues. This collaboration empowers notaries to deliver precise, informed guidance to their clients, ensuring that every transaction is not only legally sound but also aligned with the critical goal of preserving protected rice fields.
- c. Client Communication : It is imperative for notaries to keep their clients fully informed about any ongoing legal cases and the strategic efforts to address them. By maintaining open lines of communication, notaries play a pivotal role in implementing preventative measures to safeguard national food security. Upholding the principles of notary accountability not only protects client interests but also reinforces the overarching mission of ensuring the preservation of vital agricultural land for future generations.

Notaries hold a crucial legal responsibility to ensure that every deed they draft complies rigorously with applicable laws, especially those protecting vital agricultural resources like rice fields. Failure to uphold these standards can have serious consequences. If a deed pertains to land designated as protected rice fields and does not adhere to the relevant regulations, the notary risks facing significant legal liabilities from aggrieved parties, as well as administrative sanctions from relevant authorities. This reality highlights the indispensable role of notaries in safeguarding the integrity of land transactions, emphasizing their duty to champion the legal protections essential for preserving agricultural land and promoting community welfare. By navigating these complexities with diligence, notaries not only protect their professional standing but also contribute significantly to the sustainability of crucial resources and the well-being of society as a whole.

The rights of Land Deed Making Officials (PPAT) are clearly articulated in Article 36 of the Regulation of the Head of the National Land Agency No. 1 of 2006, which serves as the implementation framework for Government Regulation Number 37 of 1998 regarding the position of PPATs. Equally important, Article 45 of the same regulation outlines the obligations of PPAT, emphasizing their vital role in land transactions. In the crucial realm of protecting designated rice fields, the function of PPAT becomes paramount during the transfer of land rights, particularly in transactions involving sales and purchases. As the authorized body to formalize these transfers, the deeds crafted by PPAT not only provide essential legal certainty but also offer robust protection for all parties involved in the transaction. This legal underpinning is vital, ensuring that stakeholders can engage in land dealings with confidence and security.

Moreover, the protection of these invaluable rice fields extends beyond the purview of PPAT. It also relies heavily on the vigilant oversight of the National Land Agency (BPN) and local governments. These authorities bear the critical responsibility of determining whether agricultural land can be converted for non-agricultural purposes. Their proactive and judicious decision-making is essential in maintaining the integrity of protected rice fields amidst the relentless pressures of urbanization and land conversion. By fortifying these protective measures, we can safeguard not only the land but also the future of food security and community stability.

The role of the Notary/PPAT in safeguarding protected rice fields, or Land with Protected Status (LSD), is crucial during land transactions. When a client seeks to buy or sell such land, the Notary/PPAT plays an essential role in elucidating the necessary steps and requirements for the transaction. Before any sale and purchase can proceed, it is imperative for the Notary/PPAT to verify that the land is classified as a protected rice field by the National Land Agency (BPN). This verification is not merely a formality; it is a critical responsibility that underscores the Notary/PPAT's function as a protector of public interest.

In this capacity, the Notary/PPAT acts as a guardian, ensuring that all parties involved in the transaction fully comprehend the legal restrictions associated with the land. Their role extends beyond the creation of legal documents; it encompasses a commitment to preserving agricultural land that is vital for food security and sustainable development. If the land is confirmed to be under LSD classification, the Notary/PPAT must firmly refrain from issuing an authentic deed



for the sale, as doing so would contravene the legal protections designed to prevent such conversion into non-agricultural uses. This decisive action not only reinforces the legal framework that protects rice fields but also contributes to the overarching goal of safeguarding our agricultural heritage for future generations. The diligence and integrity of the Notary/PPAT are instrumental in ensuring that these invaluable resources are preserved in the face of urban expansion and development pressures (Saputra et al., 2023).

CONCLUSION

The unauthorized conversion of protected rice fields into non-agricultural uses poses serious legal risks, resulting in significant consequences that can range from administrative penalties to criminal charges. It is imperative to enforce laws governing these conversions rigorously, targeting not just the perpetrators but also the officials who abuse their authority. The ramifications of transforming crucial rice fields into residential areas extend far beyond regulatory violations; they threaten social stability, economic integrity, and environmental sustainability, undermining community resilience and food security.

In this critical context, Notaries/PPATs assume a pivotal role in defending protected rice fields from unlawful encroachments. They ensure that the authentic deeds they draft are in strict compliance with existing laws and regulations, effectively preventing violations that could jeopardize these vital agricultural resources. Their multifaceted responsibilities encompass document validation, providing robust legal counsel, conducting thorough land status inspections, maintaining meticulous records, and actively collaborating with governmental bodies.

Should any deeds inadvertently lead to financial detriment or infractions of legal standards, Notaries/PPATs bear significant accountability. This underscores their crucial duty to uphold legal integrity, as they may face litigation from affected parties or administrative sanctions from the authorities in instances of unlawful land conversion. It is essential for Notaries/PPATs to champion the highest standards of legal compliance in order to safeguard agricultural land and, by extension, secure the future of food production and community well-being. To effectively safeguard our agricultural land, it is imperative that the government fortifies existing regulations and implements unwavering, impartial oversight and enforcement of the law. This proactive stance should encompass rigorous monitoring of land conversion processes, eradicating illegal activities that jeopardize our protected rice fields.

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