

THE EFFECTS OF REGULATORY CHANGES ON THE ONGOING TRANSFORMATION OF PERI-URBAN AREAS IN HUNGARY

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In Hungary, significant populations reside in peri-urban areas and scattered settlements. Rapid suburban development over the past decades has reshaped these areas, attracting both economically disadvantaged individuals and wealthier urban residents seeking affordable land and lifestyle changes. This paper examines the current legal framework governing land use, property registration, and construction regulation, highlighting its inadequacies in addressing contemporary challenges. The research compares the factual situation with the new regulatory framework, as analyzed through relevant literature. Our analysis reveals that legal inconsistencies contribute to fragmented spatial organization and fail to mitigate the adverse effects of urban sprawl, such as the urban heat island phenomenon. Peri-urban green spaces, crucial for environmental resilience, remain poorly protected, while zoning and legal classifications exacerbate chaotic development. The Land Act and building regulations (TÉKA) often hinder the efficient utilization of former agricultural plots and impede local economic development. This paper underscores the urgent need to revise policy tools to better address the socio-economic and environmental impacts of peri-urban growth in Hungary.