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H.A. Bahedh Ph. D
(BSTU, Minsk)

MODERN REVIEW AND PROSPECTS FOR FURTHER DEVELOPMENT OF RENTAL RELATIONS

A historical analysis of the development of economic teachings from the birth of capitalism to the present time has shown that scientific movements, despite different visions of the reasons for the emergence of rent and its nature, uniformly perceive the value aspect of the concept.

Rent appears to be the resulting value from the market price of environmental products and arises as a consequence of the inelastic (limited) supply of natural resources, which leads to the need to pay for it by the entire society.

Within the framework of market relations, natural or land rent can be considered as an external effect, i.e. obtaining additional profit when using limited natural resources, which defines it as an independent part of the price of the environmental product.

Initially, the problem of rent concerned only land, and the economic mechanism of its formation was based on the limited land resources, which made land an economic resource.

According to D. Ricardo, rent is a part of the product of the land, which is paid to the landowner for the use of the primary and indestructible

forces of the soil. The impetus for the development of the theory of rent was the principle of diminishing returns proposed in 1767 by the French economist A. Turgot, using which D. Ricardo substantiated the conclusion that the amount of rent is determined by its qualitative characteristics and the location of the resource.

The problem of rent was also studied by the famous English economist A. Smith, who pointed out the dependence of rent on the fertility of the land and its location. He explained this by the fact that in favorable conditions, a plot of land not only feeds more livestock, but also requires less labor to maintain it and collect products from it. The landowner benefits twice: from an increase in the product and from a reduction in the amount of labor that must be paid for from this product [1].

As society develops, economic needs also grow, taking on various forms. The most important of the totality of needs are the needs for life's goods, which are the basis of human existence itself.

Awareness of the problem of limited natural resources, and primarily the resources that form the human environment, i.e. ecological systems, raised new questions for researchers of rent relations. The qualitative and quantitative characteristics of the current state of natural resources and the environment directly depend on human economic activity and on what goals are pursued within the framework of this activity.

Human economic interest, aimed at the accumulation and current consumption of material goods, without taking into account the capabilities and state of the environment, has led to the emergence of environmental problems and, as a consequence, environmental needs.

Thus, the emergence of environmental needs is directly dependent on economic needs. The emergence of new standards of economic needs and a change. In the direction of socio-economic development are the most important prerequisites for solving increasingly growing environmental problems [1].

Natural resources involved in production activities act at the same time as organic elements of ecosystems. When carrying out economic activities, it is necessary to take into account that within natural ecosystems, each natural object is functionally connected with other elements of the natural complex, therefore anthropogenic impact (direct or indirect) on individual natural resources leads to a change in the state of the entire ecosystem.

This determines the need for an integrated, systematic approach to considering the object of value relations in environmental management.

The carriers of relations of sustainable environmental management as an integral part of sustainable development are not only and not so much individual types of resources, but the ecosystem as a whole.

From the standpoint of satisfying environmental and resource needs, the relationships that arise in the process of reproduction of any ecosystem become priority, fundamental and transform purely economic interests of environmental management into environmental and economic ones.

The development of socio-economic relations has led to the fact that the primary basis of rental relations are relations to maintain ecological balance and reproduction of natural complexes, and then relations to use and consume natural resources. It is impossible to deny the independent significance of natural rent based on consumer value natural resource, but rental relations of this nature are narrowly targeted. They can and often do not fully ensure the reproduction of individual types of resources, but not the ecosystem as a whole, of which they are an element [1].

Environmental rent is a form of appropriation of benefits arising from the use of the high quality of the natural environment, its unique objects, as well as the exploitation of limited environmental resources (environment-forming functions of the natural environment), capable of restoring their qualities due to the circulation of natural matter, conservation and transformation of energy, high self-regulation potential.

The essence of environmental rent is expressed by the alternative cost of an environmental resource, based on differential rent as the lost operational value of a natural resource for the sake of its conservation (reproduction) as a carrier of services, taking into account the duration of reproduction processes in the environmental sphere.

The current cost of environmental benefits may be small, but the capital value, taking into account the period of restoration of the disturbed ecological balance, is huge, since the restoration of the latter can take centuries and is expressed by an adequate capital cost.

This circumstance must be taken into account when considering options for interpreting environmental rent as a derivative of reproductive rent. Environmental rent arises as a result of any type of activity associated with the regulatory use of a natural resource and regulatory impact on the environment.

This determines its institutional character. If environmental rent manifests itself in resource-saving and environmental protection activities aimed at the sustainable production of ecosystems and preserving the quality of the environment, then environmental anti-rent expresses resource-wasting and environmental-polluting activities that go beyond the scope of normative environmental management.

Payment for environmental pollution within normal limits is payment for the productive ability of ecosystems to absorb (assimilate) harmful substances «without harming themselves». The carrier of this payment is environmental rent. If the threshold impact on the environment is violated, then environmental rent is replaced by environmental anti-rent or environmental damage.

We should agree with the position of Yu. V. Yakovets, according to whom the definition of «environmental anti-rent» is contradictory in relation to the economic content of the category «rent». The emergence of environmental rent is associated with additional income due to the quality of the environment and savings in public costs to meet environmental needs.

The real expression of international environmental rent can be the valuation of the carbon sequestration capacity of ecosystems (as their global function). In this case, the size of environmental rent (its unit rate), as practice has shown, can be determined by expert means (taking into account the real cost of preserving the productive capacity of ecosystems, as well as the cost of use («non-generation» of waste).

In all its manifestations, environmental rent, however, has the same economic nature – it is part of the cost of the environmental product, necessary to motivate the preservation of environmental quality and the productive capacity of ecosystems. Internal environmental effects, the so-called «external effects», calculated outside the concept of environmental rent, can exceed (and significantly) its value.

But this does not at all indicate its insolvency, but, on the contrary, indicates that it is in a system of real economic relations, strengthening the mechanisms of sustainable environmental management.

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