

Tarif Naik, Pemkot Perketat Aturan Sewa Tanah Aset

KANIGARAN – Pemerintah Kota Probolinggo menaikkan tarif sewa tanah pertanian per tahun 2019 ini. Selasa (7/5) pagi, kebijakan tersebut disosialisasikan kepada 705 warga yang menyewa tanah aset. Aturan ini diharapkan bisa memberikan pemahaman beberapa kebijakan anyar sesuai perwali 27 tahun 2019.

Sosialisasi tersebut dibuka oleh Wakil Wali Kota Probolinggo Mochammad Soufis Subri, dihadiri Wakil Ketua DPRD Mukhlas Kurniawan, Ketua Komisi I DPRD Abdul Azis dan Kasi Datun Kejari Elan Zaelani.

Penyewa tanah mendapat penjelasan tentang pengelolaan dan kenaikan tarif sewa tanah meliputi prosedur sewa, luas lahan dan masa sewa. Pasalnya, aturan sewa tanah aset memang harus diperbarui karena jumlah warga yang ingin menyewa lebih banyak melebihi jumlah aset di Pemkot Probolinggo.

Bidang Aset pada BPPKAD sudah punya rumusan membatasi penyewa agar lebih tepat sasaran. Penyewa diprioritaskan petani dan warga Kota Probolinggo yang tidak punya lahan sendiri dan masyarakat berpenghasilan rendah (MBR). Luas lahan yang disewa maksimal 4000 m² (satu iring) dengan tetap memperhatikan hamparan tanah.

Masa sewa dibatasi lima tahun dan akan dilakukan evaluasi setiap tahunnya. “Kenapa? Karena dikhawatirkan ada hal yang tidak sesuai prosedur. Misalnya ada pengalihan status, nunggak, menyewa tidak mau membayar, lahan dibiarkan dan adanya alih fungsi. Alih fungsi boleh asal ada surat dan persetujuan dari Bidang Aset. Jika ada galeng (pematang) di tengah lahan yang disewa tidak boleh dihilangkan begitu saja,” beber Wawali Subri.

Penyewa tanah pertanian aset harus membayar sewa setiap tahunnya dan mengelola tanah aset sesuai peraturan. Kenaikan harga, lanjut Subri, dilakukan semata-mata menyesuaikan harga kewajaran dengan melibatkan kajian menggunakan pihak ketiga atau konsultan.

“Konsultan itu yang menyatakan apakah kenaikan sewa itu wajar apa tidak. Tak ben sroben ngunggek agi reggeh (tidak sembarangan untuk menaikkan harga), yang menentukan konsultan. Dan, kenaikan harga itu nanti masuk PAD Kota Probolinggo yang ujungnya kembali untuk rakyat melalui pembangunan daerah,” ujar Subri.

Diketahui, sejak tahun 2011 hingga 2018 Rp 750 per m², tidak ada kenaikan tarif sewa dari pemkot. Mulai tahun 2019 tarif sewa tanah aset meningkat sesuai dengan tipe kelasnya. Per tahunnya untuk tipe A Rp 1500 per m², tipe B Rp 1400 per m², tipe C Rp 1300. Tipe tersebut tergantung kualitas dan kesuburan tanah. paling subur dan ada sumber air harganya tipe A.

Para penyewa pun dilarang mengalihkan sewa tanah secara sepihak atau menjual kembali ke pihak lain, apalagi mengubah fungsi tanah pertanian yang disewa menjadi perkebunan.

Pemerintah pun telah menetapkan sanksi alternatif sebanyak tiga kali teguran dan akan dicabut haknya untuk menyewa tanah aset. Subri berharap, semua yang diberi fasilitas oleh pemkot dengan niatan awal yang baik, maka dalam prosesnya juga bisa berjalan dengan baik. Jangan sampai nunggak atau bahkan tidak bayar, karena pemkot telah bekerjasama dengan pihak berwenang yaitu kejaksaan dan kepolisian apabila mengarah ke pidana.

“Saya informasikan, sampai dengan sekarang ada 17 orang yang diperiksa kejaksaan karena telah menyalahgunakan haknya sebagai penyewa aset dan mengabaikan kewajibannya,” tegas arsitektur ini.

Pemkot pun juga selalu diaudit oleh Badan Pemeriksa Keuangan

(BPK) RI, untuk mengetahui apakah prosesnya betul dan sesuai aturan. Oleh karenanya, wawali meminta sebelum tanda tangan kontrak sewa aset, warga bisa mempelajari dan memahami terkait dengan berbagai macam hal.

“Diperhitungkan juga kerugian yang mungkin akan muncul. Jangan coba-coba sewa lalu kalau tanahnya jelek komplain. Kalau sudah rugi, penyewa tidak punya hak komplain. Jangan sampai rugi a pidato, untung sap mekesap (kalau rugi banyak bicara, kalau untung diam),” kata Subri disambut riuhnya komentar penyewa di Puri Manggala Bakti.

Sosialisasi pagi itu sengaja disaksikan DPRD dan pejabat hukum agar tidak ada kesan neko-neko ke masyarakat umum. Wawali kembali berpesan, penyewa aset harus punya keahlian dan mempelajari resikonya. Jika penyewa tidak siap pemerintah dapat melanjutkannya ke orang lain yang telah mengantre.

Tahapan sosialisasi dilaksanakan dua kali, pagi hari untuk penyewa dari Kecamatan Kanigaran; Mayangan dan Kademangan. Pukul 13.00 dilanjutkan penyewa di Kecamatan Wonoasih dan Kedopok. **(famydecta/humas)**



Para peserta mengikuti sosialisasi prosedur dan penyesuaian tarif sewa tanah pertanian aset Kota Probolinggo (Foto: Rifki K I/Humas dan Protokol Setda Kota Probolinggo)

Probolinggo Municipality raises the rent rates on agricultural land per 2019. Tuesday (7/5) morning, the policy was informed to 705 residents who rented land assets. This rule is expected to provide an understanding of some of the new policies according to the 27th mandate of 2019.

The dissemination was officially opened by Vice Mayor Mochammad Soufis Subri, attended by Deputy Speaker of the DPRD Mukhlas Kurniawan, Chair of Commission I DPRD Abdul Azis and the head of civil and state administration section of State Prosecutor, Elan Zaelani.

The tenants get an explanation of the management and the increase of new rates including the procedure for renting, land area and rental period. The rules for leasing land assets

do have to be renewed because there are more people who want to rent than the number of assets available in the municipality.

The Asset Division of BPPKAD has the formula to limit tenants to be more targeted. Tenants are prioritized to farmers and residents of Probolinggo City who do not have land and have low-income communities (MBR). The rented land area is a maximum of 4000 m², depending on the expanse of land.

The lease period is limited to five years and will be evaluated annually. "Why? Because it is feared there are things that are not according to the procedure. For example, there is an illegal status transfer, in arrears payment, tenants who do not pay the bills, the land is left behind and there is a transfer of function. A transfer function is allowed when it has a letter being sent to and approved by the Asset Division. If there is an embankment in the middle of the land that is rented, it should not be removed at once," explained Vice Mayor Subri.

Asset tenants must pay rent annually and manage land assets according to regulations. The increasing rate, continued Subri, is done solely by adjusting the fairness rate by involving a study using a third party or consultant.

"It was the consultant's call who stated whether the rent increase was reasonable or not. This (raising the rate) decision is based on regulation, not a careless one, set by the consultant. And, the rate increase will later be included in the Probolinggo City Revenue, which ends again for the people through regional development," Subri said.

It is known, from 2011 to 2018 the rate was Rp 750 per m² and there was no increase since then. Starting in 2019, the land lease rates for assets increase according to the type of class. Per year for type A, the rate is IDR 1500 per m², type B IDR 1400 per m², type C IDR 1300. This type depends on the

quality and fertility of the soil. The most fertile and there are water sources will be sorted as to type A.

Tenants are also prohibited from transferring land leases unilaterally or reselling to other parties, changing the function of agricultural land rented into plantations.

The government has also set alternative sanctions three times as a reprimand and will be deprived of the right to lease land for assets. Subri hopes that those who are given facilities by the municipal government with good initial intentions can also proceed well in turn. Do not get late or even not pay, because the city administration has collaborated with the authorities, including with the prosecutor's office and the police if it leads to criminal.

"I inform you until now there are 17 people who have been questioned by the prosecutor because they have misused their rights as tenants and ignored their obligations," said the vice mayor.

The municipality is also always audited by the Indonesian Audit Board (BPK) to find out whether the process is correct and according to the rules. Therefore, Vice Mayor asked before the signature of an asset lease contract, the tenants could learn and understand related to various things.

"It also takes into account the losses that might arise. Do not try to rent if the land is a bad complaint. If you got no benefit from it, the tenant has no right to complain," Subri said, greeted by boisterous comments from tenants at Puri Manggala Bakti.

The dissemination was deliberately witnessed by the City Council (DPRD) and legal officials so that there was no impression of being adventurous to the general public. Vice Mayor again advised asset tenants must have the expertise and learn the risks. If the tenant is not ready, the government can proceed to other people who have been in line.

The stages of dissemination were held twice, in the morning for tenants from Kanigaran, Mayangan and Kademangan District. At 1:00 a.m., it was continued by tenants of Wonoasih and Kedopok Districts.