**Is it mine? How to legally own land**

This worksheet is designed to help you understand the differences between the three main types of property ownership - sole proprietor/owner, concurrent ownership and government/council ownership. It will then focus on the key differences between concurrent ownership as joint tenants or tenants in common, the legal implications of each and how they apply to real-world situations. Use this opportunity to deepen your knowledge and think critically about property ownership.

**Key definitions**

* **Joint tenants:** A joint tenant is an individual who co-owns a property with one or more persons, where each owner has an equal share and possesses the right of survivorship. This means that if one tenant dies, their share of the property automatically passes to the surviving joint tenant(s), bypassing the process of probate.
* **Tenants in common:** A tenant in common is an individual who co-owns a property with one or more persons, where each owner has a distinct and separate share, which can be equal or unequal. Unlike joint tenants, tenants in common do not have the right of survivorship, meaning that each owner’s share can be sold, transferred or left in a will independently, and will pass to their heirs upon death.
* **Probate:** Probate is the legal process that occurs after someone dies, involving the appointment of an executor to manage the deceased’s estate (e.g. money, property and possession), and to distribute these in accordance with a will.
* **Will:** A will is a legal document in which an individual outlines their wishes regarding the distribution of their assets after their death.

**Did you know?**

Where the Government or councils in the UK own land or property, it is referred to as **public land**. For public land, the ownership is not the same as private land, and joint tenants and tenant in common ownership structures don’t apply. Instead, the land is held on behalf of the public and owned outright by the Government or council as a legal entity. The Government or council can lease, sell or allocate the land for public purposes like parks, road or schools.