LAW ON ORGANIZED INDUSTRIAL ZONES

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CHAPTER ONE

Purpose, Scope, Definitions

Aim

Article 1 – The purpose of this Law is to regulate the establishment, construction and operation of organized industrial zones. The purpose is to regulate the operating principles.

Scope

Article 2 – This Law includes provisions regulating the formation, organs, operation, management and supervision of organized industrial zones and the Organized Industrial Zones Supreme Organization, as well as provisions defining the duties, powers and responsibilities of the persons and organizations related to them.

Definitions and abbreviations

Article 3 – (Amended: 18/6/2017-7033/39 art.)

In the application of this Law; a)

Ministry: The Ministry of Science, Industry and Technology,

b) Financial lessee: A natural or legal person who accepts financial leasing within the scope of the Financial Leasing, Factoring and Financing Companies Law No. 6361 dated 21/11/2012,

c) Financial leasing company: Financial leasing companies established under Law No. 6361,

c) Service and support areas: Small manufacturing and repair, trade, education and health.
Areas where activities are carried out in their respective sectors, either as a participant or as a tenant of a participant,

d) Specialized Organized Industrial Zone: In the same sector group and sub-sectors included in this sector group the Organized Industrial Zone where the facilities operating are located,

e) Participant: In Organized Industrial Zones, those to whom a plot of land has been allocated or sold for the establishment of a business, as well as natural or legal persons and financial tenants who are engaged in or undertake to engage in production on the plot they own and who operate in accordance with the purpose of this Law.

f) Tenant: The natural or legal person who rents the participant's facility in accordance with the procedures and principles specified in the regulations.

g) Approved boundary: The areas of Organized Industrial Zones (OIZs) other than those whose boundaries have been approved as a result of site selection, where the facilities and connection lines related to technical infrastructure and technical equipment areas, which are necessary for the activities of the OIZ and deemed appropriate by the Ministry, are located.

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[1] By Article 38 of Law No. 7033 dated 18/6/2017, the phrase "superior organizations" in this paragraph was changed to "OSB Supervisory Organization".

g) Common areas: In order to ensure that the Organized Industrial Zone operates in accordance with its objectives, social, administrative and technical infrastructure and service areas, as well as park areas owned and controlled by the Organized Industrial Zone, excluding planned roads, infrastructure and energy lines and health protection zones within the Organized Industrial Zone area.

h) Organized Industrial Zone (OIZ): These zones are established, planned, and operated in accordance with the provisions of this Law, for the purpose of ensuring the structuring of industry in suitable areas, preventing haphazard industrialization and environmental problems, guiding urbanization, rationally utilizing resources, benefiting from information and communication technologies, and placing and developing different types of industries within a specific plan. They are created by allocating approved land parcels, within the proportions specified in the zoning plans, to industry in a planned manner and within specific systems, and aim for efficiency in resource utilization in the production of goods and services.

i) Organized Industrial Zone (OIZ) area: Areas whose boundaries have been approved as a result of site selection, and approved boundaries. all of the areas defined within its scope,

i) OSBÜK: The Supreme Organization of Organized Industrial Zones, j)

(Added: 4/4/2023-7451/4 art.) Green OSB: Organized Industrial Zones that stand out with their resource and energy efficiency, lean production, industrial waste cooperation and environmentally sensitive practices, and are certified by the Turkish Standards Institute within the framework of the criteria determined by the Ministry in terms of environmental, economic, social and managerial aspects,

It expresses.

PART TWO

Organization and Qualifications

Site selection, establishment and planning2

Article 4 – (Amended: 18/6/2017-7033/40 art.)

Organized Industrial Zones (OSBs) are established in locations deemed suitable according to the regulations on site selection, with the approval of the Ministry.

Site selection for Organized Industrial Zones (OSBs) is carried out by a site selection commission formed under the coordination of the Ministry, with the participation of representatives from relevant institutions and organizations. This selection is made based on on-site inspections and, if applicable, taking into account higher-level planning decisions. Decisions in the commission are taken unanimously. If a consensus cannot be reached, the final decision regarding site selection will be made by the Ministry in accordance with the principles set forth in the regulations. Areas that are required to be protected by legislation and where the establishment of industrial facilities is not permitted will not be considered as sites for Organized Industrial Zones (OSBs).

(Additional paragraph: 4/4/2023-7451/5 art.) In areas designated as industrial zones in the current zoning plans, the Organized Industrial Zone (OSB) area is finalized without the OSB site selection process, provided that the opinion of the administration approving the plan is obtained and geological and geotechnical studies forming the basis of the zoning plan are carried out.

If there are lands belonging to the Treasury or public institutions and organizations within the Organized Industrial Zone (OSB) area; these lands may be transferred, upon request and provided there are no other objections, in accordance with the Law No. 5084 dated 29/1/2004 on the Promotion of Investments and Employment and Amendments to Certain Laws.

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[2] With Article 40 of Law No. 7033 dated 18/6/2017, the title of this article was changed from "Establishment" to "Site selection, establishment and planning".

In the provinces covered by clause (b) of the first paragraph of Article 2 of the Law on Construction, the land is transferred free of charge. In other provinces, it is sold to Organized Industrial Zones (OSBs) based on the values subject to fees as stated in Article 63 of the Fees Law No. 492 dated 2/7/1964, to be paid in cash or in installments. The procedures and principles regarding this are determined jointly by the Ministry and the Ministry of Finance. While the stock lands owned by the Housing Development Administration are transferred to the OSB legal entity in the land registry according to the relevant legislation, the annotation specified in Article 11 of the Law No. 1164 dated 29/4/1969 on Land Production and Evaluation is not recorded in the land registry.

If there are privately owned lands in the selected area, these lands shall be acquired through voluntary purchase or expropriation. The provisions of the Expropriation Law No. 2942 dated 4/11/1983 shall apply to such immovables. **(Additional sentences: 4/4/2023-)**

(Article 5 of Law No. 7451) Landowners who commit to making investments within the terms and timeframes specified in the regulation may be allocated land by the Organized Industrial Zone (OSB) in the selected area without expropriation.
The properties of those who fail to fulfill their commitment will be expropriated.

After the site selection is finalized, the planning of areas outside the Organized Industrial Zone (OSB) boundaries is carried out by the Ministry of Environment and Urbanization and/or the relevant municipality within a maximum of one year. The procedures and principles related to this are determined jointly by the Ministry and the Ministry of Environment and Urbanization. Works and procedures related to drinking and utility water, road, rail, electricity, and natural gas connections outside the OSB area are carried out by the relevant institutions and organizations under the coordination of the Ministry.

(Amended paragraph: 4/4/2023-7451/5 art.) The metropolitan municipality, provincial municipality, district municipality, town municipality, chamber of industry established in accordance with the Law No. 5174 dated 18/5/2004 on the Union of Chambers and Commodity Exchanges of Turkey and Chambers and Commodity Exchanges, or if none exists, the chamber of commerce and industry, or if none exists, the chamber of commerce, the provincial special administration or the investment monitoring and coordination presidency, and representatives of relevant professional organizations and associations may participate in the establishment of the Organized Industrial Zone (OSB) based on the approval of the Ministry. The OSB acquires legal personality upon the approval by the Ministry and registration in the registry of the establishment protocol signed by the representatives of the institutions and organizations participating in the establishment and the governor.

In the establishment of the Organized Industrial Zone, the location of the chamber is determined within the framework of the procedures specified in the seventh paragraph. It is mandatory to obtain it.3

(Paragraph repealed: 4/4/2023-7451/5 art.)

The legal entities of Organized Industrial Zones (OIZs) that have acquired legal personality but fail to initiate expropriation procedures within six months of their establishment date, or fail to file a determination and registration lawsuit for all parcels that cannot be settled within two years, or fail to pay the compensation within the periods specified in Article 10 of Law No. 2942 as a result of lawsuits filed for all parcels, may be automatically dissolved by the Ministry by initiating a liquidation process.

A health protection zone, as determined by the Ministry of Health, is left within the Organized Industrial Zone area.

Common areas constitute less than 5% of the OSB size; service and support areas.

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3. By Article 5 of Law No. 7451 dated 4/4/2023, the word "sixth" in this paragraph was changed to "seventh".

However, it cannot exceed 15% of the OSB size.4

Zoning and parceling plans and amendments to be made within the boundaries of Organized Industrial Zones (OSBs) are prepared by the OSB in accordance with the regulations and approved by the Ministry. Approved zoning plans are announced for one week in the locations determined by the governorship and on the Ministry's website.

At the end of the suspension period, it is put into effect by the Ministry and sent to the relevant institutions for information.

Objections to the plans can be made within a one-week announcement period. Objections are submitted to the Ministry or the governor's office. The ministry will review the objections and plans within fifteen days and make a final decision.

If the zoning and parceling plan and its amendments, submitted to the Organized Industrial Zone (OSB) by a participant, remain undecided within three months of the application date, they will be considered by the Ministry upon the participant's request. During the evaluation phase, the Ministry will request the OSB's opinion on the application. The OSB is obligated to submit its opinion to the Ministry within fifteen days. If the Ministry finds the zoning and parceling plan and its amendments to be appropriate, they may be approved.

According to the zoning plan that has come into effect, permits and licenses related to land use, design, construction and use of buildings and facilities, as well as business opening and operating licenses, are issued and supervised by the Organized Industrial Zone (OSB). During the issuance of business opening and operating licenses, the fees related to these licenses are collected by the OSB and deposited into the account of the relevant municipality or provincial special administration.

(Additional paragraph: 4/4/2023-7451/5 art.) In areas whose boundaries have been finalized as Organized Industrial Zones by the Ministry, following the decision for expedited expropriation, the OSB may carry out infrastructure construction and allocation, and grant licenses and permits for investments, in order to ensure that investments are not delayed after the court-determined property price, as per Article 27 of the Expropriation Law, is deposited into a bank account and an expedited seizure decision is issued. The provision of the third paragraph of Article 11 of the Expropriation Law regarding the determination of the price is reserved. The procedures and principles regarding the implementation of this paragraph shall be regulated in the regulation.

The Organized Industrial Zone (OSB) legal entity is responsible for ensuring that construction within the OSB complies with legislation and the zoning plan. Regarding structures found to be unlicensed or in violation of permits, the relevant administration notifies the OSB and the Ministry of the actions taken in accordance with Articles 32 and 42 of the Zoning Law No. 3194 dated 3/5/1985. Demolition is carried out by the governorship or district governorship upon the instruction of the Ministry. The demolition costs are borne by the building owner.

The procedures and principles for the implementation of this article shall be determined by regulation.

Qualities

Article 5 – (Amended: 4/7/2012-6353/20 art.)

An Organized Industrial Zone (OSB) is established based on a decision by the entrepreneurial committee or general assembly, and upon application by the board of directors, with a public interest decision issued by the Ministry and its boundaries defined.

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4. By Article 5 of Law No. 7451 dated 4/4/2023, the phrase “8% of” in this paragraph was changed to “5% of”, and the phrase “10% of” was changed to “15% of”.

It is a private legal entity that can carry out expropriation procedures within the scope of its authority (…)5 .

(Additional sentence: 20/2/2014-6525/21 art.) The Organized Industrial Zone may have the expropriation procedures carried out by the Governorship, Provincial Special Administration, Municipality or the Investment Monitoring and Coordination Presidency.6

(Additional first and second sentences: 18/6/2017-7033/41 art.) The administration that will carry out expropriation on behalf of the Organized Industrial Zone (OSB) shall require the appointment of at least one member from the OSB to the valuation and conciliation commissions it will establish in accordance with the Expropriation Law No. 2942. If no appointment is made within the given time frame, the relevant administration shall select all commission members from within its own structure. The expenses incurred in acquiring the ownership of the land and the obligation to pay the land price belong to the legal entity of the OSB.

CHAPTER THREE

Organs

Article 6 –

Organs of the Organized Industrial Zone; a)

Entrepreneurial committee (general assembly during the operational phase), b)

Board of directors,

c) Supervisory board,

d) It is a regional directorate.

Entrepreneurial committee

Article 7 – (Amended paragraph: 18/6/2017-7033/42 art.) The founding committee shall consist of fifteen principal and fifteen alternate members, selected by the decision-making bodies of the institutions and organizations participating in the establishment of the Organized Industrial Zone, from among their members or those serving in those bodies.

The number of members by whom the participating institutions and organizations will be represented in the founding committee, Participation rates are determined in the establishment protocol, taking them into consideration.

(Amended paragraph: 18/6/2017-7033/42 art.) Members of the founding committee, excluding the governor, are elected for four years, and their membership ends when their duties in the institutions and organizations they represent expire. The next-ranked alternate member of the institution or organization that the member represents takes their place. The joining member completes the remaining term of the member they replaced. The governor is exempt from the alternate member rule if they are a member of the founding committee.

At its first meeting, the initiating committee, if the governor is the chairman, shall include the provincial special administration from among the organizations listed in the seventh paragraph of Article 4, and in provinces where there is no provincial special administration... One of those other than the Investment Monitoring and Coordination Presidency and municipal representatives

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[5] The phrase "…able to do or…" in this paragraph was annulled by the Constitutional Court's decision dated 31/10/2013, numbered E.: 2013/49, K.: 2013/125.

[6] By Article 41 of Law No. 7033 dated 18/6/2017, the phrase "or the board of directors upon the decision of the general assembly" was added after the phrase "OSB, entrepreneur committee" in this paragraph.

It has been added.

The vice-president, otherwise elects a president and a vice-president.[7]

The founding committee shall meet at least once every three months, chaired by the chairman or, in the chairman's absence, by the vice-chairman, with a simple majority present. Decisions shall be taken by a simple majority of those present. In case of a tie, the chairman's vote shall prevail.

Members of the founding committee shall be deemed to have resigned if they fail to attend three consecutive meetings without a valid excuse, or if they fail to attend more than half of the meetings held within a year, even with a valid excuse.

The founding committee is responsible for taking the necessary decisions and measures to achieve the purpose of the Organized Industrial Zone (OSB), fulfilling the matters specified in the site selection report, performing the duties assigned by laws, regulations, the founding protocol and similar arrangements, approving the work and accounts of the management and supervisory boards, and using the OSB's funds and other resources in accordance with its purpose.

The procedures and principles for appointing members of the founding committee and the board of directors and supervisory board, the form and content of the establishment protocol, and the principles regarding their duties and activities shall be regulated by a regulation to be issued by the Ministry.

(Additional paragraph: 18/6/2017-7033/42 art.) Those serving in the organs of Organized Industrial Zones, excluding the governor,

They cannot hold positions in the governing bodies of Organized Industrial Zones (OSBs).

Board of Directors

Article 8 – (Amended paragraph: 18/6/2017-7033/43 art.) The board of directors consists of five principal and five alternate members, at least four of whom are selected by the founding committee from among its own members. In Organized Industrial Zones where the general assembly has been established and the founding committee has ceased to exist, the board of directors shall consist of a maximum of eleven principal and eleven alternate members, according to criteria to be determined by regulation.
Board members are elected for four-year terms.

The board members elect a chairman and a vice-chairman from among themselves.
The board of directors meets at least twice a month, and meetings are decided by a simple majority. Members who fail to attend three consecutive meetings without a valid excuse, or who fail to attend at least half of the meetings held within six months even with an excuse, are deemed to have resigned from their membership. Decisions are made by a simple majority. In case of a tie, the chairman's vote prevails.

The board of directors is governed by laws, regulations, articles of incorporation, and similar provisions.
It is responsible for managing and administering the Organized Industrial Zone within the framework of the decisions of the founding committee.

Supervisory Board

Article 9 – The supervisory board shall consist of two principal and two alternate members selected by the founding committee from among its own members. The members of the supervisory board shall be elected for a term of four years.

The supervisory board oversees the expenditure and implementation of the budget, and conducts a general audit once a year.

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[7] *By Article 22 of Law No. 6525 dated 20/2/2014, the phrase ", Investment Monitoring and Coordination Presidency in provinces where there is no provincial special administration" was added after the phrase "provincial special administration" in this paragraph.*

[8] *By Article 44 of Law No. 7033 dated 18/6/2017, the word "two" in the second sentence of this paragraph was changed to "four".*

They are responsible for preparing and submitting the report, and at least interim reports every three months, to the entrepreneurial committee.

Regional Directorate

Article 10 – The regional directorate consists of the regional director and a sufficient number of administrative and technical personnel. In Organized Industrial Zones that utilize credit, the organizational chart and staff of the directorate are formed and changed with the approval of the Ministry.

The regional manager is appointed by the board of directors. The regional manager is responsible for managing and administering the Organized Industrial Zone in accordance with the decisions and instructions of the board of directors, and for performing other assigned duties.ÿ

In Organized Industrial Zones (OSBs) that utilize credit, the regional manager and other personnel to be assigned to the OSB will be responsible. The qualifications and number of personnel will be regulated in a regulation to be issued by the Ministry.

Representation and binding

Article 11 – Organized Industrial Zones (OSBs) are represented by the chairman or vice-chairman of the board of directors. Documents binding the OSB are signed by the chairman or vice-chairman of the board of directors together with another member of the board of directors or the authorized OSB regional director, thus completing the document with double signatures.

CHAPTER FOUR

Financial Matters

Revenues

Article 12 – The revenues of the Organized Industrial Zone are as follows:

a) Participation fees paid by the institutions and organizations participating in the founding committee.10

b) Membership fees paid by participants, land and infrastructure participation fees, and service fees.11

c) Sales prices of the files prepared for the tender of the infrastructure and social facilities of the Organized Industrial Zone and the fees for approval and visa of projects for businesses to be established within the region.

d) Management fees.

e) Water, electricity, natural gas, social facilities, wastewater treatment and similar operating revenues, as well as affiliate revenues.

f) Revenues from land allocation and sales.12

g) Donations.

h) Rental and service revenues from common properties in the region.

i) Bank interest rates.

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[9] By Article 45 of Law No. 7033 dated 18/6/2017, the phrase "entrepreneurial committee" in this paragraph was changed to "board of directors".

[10] The word "participation" in this paragraph was changed to "involvement" by Article 46 of Law No. 7033 dated 18/6/2017.

[11] The phrase "Participants to whom land has been allocated or sold and who will operate or are operating in the Organized Industrial Zone" in this paragraph was changed to "Participants" by Article 46 of Law No. 7033 dated 18/6/2017.

[12] By Article 46 of Law No. 7033 dated 18/6/2017, the word "Land" was replaced with the following in this clause. The phrase "allocation and" has been added.

j) Late payment interest.13

k) Revenue from advertising.

l) Other income.

(Additional paragraph: 18/6/2017-7033/46 art.) Water, electricity and natural gas revenues cannot be seized and cannot be used for purposes other than their intended use.

(Additional paragraph: 18/6/2017-7033/46 art.) Organized Industrial Zones cannot demand payment from participants under the name of donations for services they are obligated to provide.

(Additional paragraph: 18/6/2017-7033/46 art.) The precautionary measures and bankruptcy postponement decisions issued by the courts regarding the participants do not stop the performance, follow-up, and collection of the electricity, water, and natural gas debts of the participant to the Organized Industrial Zone pursuant to this article, and do not prevent the participant from fulfilling their obligations.

Participation shares

Article 13 – The institutions and organizations participating in the formation of the Organized Industrial Zone (OSB) undertake to contribute to the establishment costs to be determined by the Ministry. This undertaking is also valid towards the OSB from the date of its acquisition of legal personality.

(Additional paragraph: 18/6/2017-7033/47 art.) Institutions and organizations participating in the establishment of the Organized Industrial Zone (OSB) shall deposit an amount, not less than one hundred thousand Turkish Lira, for each representative they will have on the founding committee, into a bank account opened in the name of the provincial special administration, or, in provinces without a provincial special administration, in the name of the Investment Monitoring and Coordination Presidency. The lower limit of one hundred thousand Turkish Lira shall be increased annually according to the revaluation rate determined in accordance with the Tax Procedure Law No. 213 dated 4/1/1961. The amount deposited in this way into the account of the provincial special administration, or, in provinces without a provincial special administration, in the name of the Investment Monitoring and Coordination Presidency, shall be transferred to the OSB when the OSB acquires legal personality.

The methods and terms of payment for participation fees are determined in the company's protocol.
Disputes on this matter are resolved by the civil court of first instance.

Loans

Article 14 – The authorized bodies of the Organized Industrial Zone may request a loan from the Ministry for the project's estimated cost and general administrative expenses. The amount of this loan is limited by the collateral provided. The standard loan agreement is prepared by the Ministry.

The procedures and principles for loan applications and repayment will be determined by a regulation to be issued by the Ministry. It is determined.

(Amended paragraph: 18/6/2017-7033/48 art.) Loans may be provided to Organized Industrial Zones for projects deemed necessary for their operations and approved by the Ministry. **(Added sentence: 4/4/2023-7451/6 art.)**
Projects prepared by Organized Industrial Zones to meet the Green Organized Industrial Zone criteria are reviewed by the Ministry.

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[13] The word "penalties" in this paragraph was amended by Article 46 of Law No. 7033 dated 18/6/2017. It has been changed to "interest rates".

[14] By Article 6 of Law No. 4737 dated 9/1/2002, the phrase "and general administrative expenses" was added after the word "amount" in the first sentence of this paragraph.

It is evaluated first.

They can also use other domestic and foreign sources for loans if needed. **(Additional sentence: 18/6/2017-7033/48 art.)** The Ministry may provide interest rate support for the loans they use.

(Fifth paragraph repealed: 18/6/2017-7033/48 art.)

In developed and normal regions, loans are provided for the infrastructure of the first Organized Industrial Zones (OSBs) under conditions determined by the Ministry. For subsequent sections to be constructed as new projects or expansions, interest rates are increased and applied in amounts determined by the Ministry.

The amount of credit to be provided for expropriation is determined by the Ministry.

(Last paragraph repealed: 29/1/2004-5084/10 art.)

Land sales 15

Article 15 – Land sales are carried out in accordance with the principles determined by the entrepreneurial committee and the principle of transparency, in line with the procedures and principles set forth in the regulation, under the authority and responsibility of the board of directors, and the Ministry is informed within the first week of the month following the sale. In Organized Industrial Zones that have used credit, the bank monitors these sales, which the Ministry has notified to the relevant bank, until the credit debt is repaid, and ensures that the credit installments are paid on time with the amount obtained from the allocation and sale.16

(Additional paragraph: 18/6/2017-7033/49 art.) (Repealed paragraph: 4/4/2023-7451/7 art.)

If it is determined that the board of directors has not deposited the amount obtained from the land sales; the bank shall pay the Ministry a sum of money in accordance with Law No. 6183 for the period between the date of the sales contract (if it is a down payment) and the date of payment (if it is an installment) from the due date.
In accordance with the rates specified in Article 51 of the Law on the Collection Procedure of Public Receivables
It applies the late payment penalty rate and records it as revenue in the general budget after collection.17

(Amended paragraph: 23/10/2008-5807/3 art.) In the event of the sale of immovable properties through enforcement proceedings, which are pledged as collateral by the Organized Industrial Zone (OSB) and therefore decided to be sold, or which are decided to be sold due to the debts of the participants; provided that the Ministry and the OSB's receivables are paid first, the sale may be made to buyers who meet the qualifications stipulated in the establishment protocol of the zone or to the credit creditor institution. The sales announcements shall also include the participant qualifications specified in the establishment protocol.

(Additional paragraph: 23/10/2008-5807/3 art.) If the immovable properties are sold to the creditor institution, the creditor institution is obliged to sell the purchased immovable property only to natural or legal persons with the qualifications stipulated in the establishment protocol of the region, or to rent it to natural or legal persons with the same qualifications, within a maximum of two years.

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15. By Article 7 of Law No. 7451 dated 4/4/2023, the phrase "within the principles" in the first sentence of the first paragraph of this article was changed to "in accordance with the procedures and rules determined in the regulation within the framework of principles and the principle of transparency".

[16] By Article 49 of Law No. 7033 dated 18/6/2017, the phrase "within the first week of the month following the sale" was added to the first sentence of this paragraph after the word "to the Ministry".

[17] Article 15 of Law No. 4684 dated 20/6/2001 and the phrase "to the fund account" in this paragraph The phrase "records receivables" has been changed to "records revenue in the general budget."

Management fees

Article 16 – Management fees and service charges are determined by the entrepreneurial committee according to plot size, excluding wastewater treatment plant operating costs. Participation fees for wastewater treatment plant operating costs are determined by the board of directors based on flow rate and pollution parameters. All expenses related to the region's infrastructure and common services, as stated in the board of directors' annual budget, are covered by the participants, taking into account the previous year's final accounts. Participants cannot avoid paying management fees on the grounds that they do not benefit from the specified services.

The decisions of the founding committee regarding management fees have the force of a court judgment and are enforced through the procedures applicable to court judgments.

Monetary rights and personal rights

Article 17 – (Amended: 18/6/2017-7033/50 art.)

Members of the founding committee and the boards of directors and supervisory boards may be paid an attendance fee in an amount determined by the founding committee. The total monthly amount of this attendance fee cannot exceed the net monthly salary paid to the chairmen and members of the boards of directors of public economic enterprises and their subsidiaries, as determined annually by the President.

Public employees who are members of the founding committee are paid in accordance with Article 12 of the Decree Law No. 631 dated 4/7/2001.18

In Organized Industrial Zones where the general assembly has taken place and the term of the founding committee has ended, the management and Supervisory board members may be paid an attendance fee in an amount to be determined by the general assembly.

Remuneration payments are made from the Organized Industrial Zone's own resources, excluding the loan it receives from the Ministry.

Those who hold more than one position in the same Organized Industrial Zone (OSB) body may only hold one of those positions. A fee is paid for this.

CHAPTER FIVE

Miscellaneous Provisions

Land allocations

Article 18 – (Amended: 18/6/2017-7033/51 art.)

Preliminary allocation and parcel allocation are made by the board of directors in accordance with the principles determined by the entrepreneur committee or the general assembly in line with the principle of transparency and within the framework of the procedures and principles determined in the regulation, and the Ministry is informed within the first week of the month following the allocation.19

If the Ministry deems it necessary, the basic qualifications of those to be allocated space in the Organized Industrial Zone will be determined. It can specify its areas of activity in its founding protocol.

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[18] *With Article 127 of the Decree Law No. 700 dated 2/7/2018, the phrase "High Planning" in this paragraph was amended. The phrase "by the Board" has been changed to "by the President".*

With *Article 8 of Law No. 7451 dated 4/4/2023, the word "Land" in this paragraph was changed to "Preliminary allocation and parcel", and the phrase "and the procedures and principles determined in the regulation in line with the principle of transparency" was added after the word "principles".*

Plots of land allocated or sold to participants may not be used for any purpose other than the intended allocation. These plots cannot be sold, transferred, or assigned by participants or their heirs before the entire debt is paid and the facility begins production. This fact shall be noted in the land registry. If the allocation and sale of land is made to participants with company status, the Ministry is authorized to take measures to prevent the sale of the land and the transfer of ownership rights through speculative transactions before the debt is paid and the facility begins production.

However, in the event of the liquidation of the company to which the land was allocated, it is possible to transfer the allocation right to the partner or partners who hold the status of a participant in the company. The Ministry is authorized to investigate whether such transactions are fraudulent and to take the necessary measures accordingly.

If the court determines that there has been a violation of these prohibitions, the land, regardless of who is in possession of it, will be reclaimed at its price as of the allocation or sale date and allocated or sold to another participant.

The title deeds for the allocated plots will be issued to those whose facilities have commenced production without a buyback clause, and to those whose facilities have not commenced production with a buyback clause, provided that the participant has paid the allocation fee in full or provided a letter of guarantee for the remaining debt, and has given a notarized undertaking stating that they will participate without objection in the investments to be made with the land prices definitively determined by the Organized Industrial Zone.

If a participant obtains an investment loan from banks or credit institutions amounting to at least 50% of the fixed investment to be made on the plot allocated to them, and meets the conditions stipulated in the sixth paragraph, a title deed may be issued without a repurchase right clause, with a mortgage in OSBs using Ministry loans, and without a mortgage in OSBs not using Ministry loans, without requiring the commencement of production. If the participant fails to commence production within the periods specified in the regulation and the loan agreement is terminated, the total amount paid for the allocation will be updated according to the revaluation rates announced in accordance with Law No. 213 for the years following the allocation date, and the resulting amount will be deposited into the participant's bank account, after which the plot will be registered in the name of the OSB. Matters relating to the implementation of this article will be determined by regulation.

The provisions of the seventh paragraph may be applied by analogy to participants who have already received a title deed with a repurchase clause.

For all properties located within the Organized Industrial Zone (OSB) boundaries but not owned by the OSB, the following annotation is added to the title deed: "Obtaining an approval opinion from the OSB is mandatory for the transfer of the property to third parties, including sale through execution proceedings." In this case, the commitments made by the previous participant are deemed to have been accepted by the new buyer as well.

(Additional paragraph: 4/4/2023-7451/8 art.) The Organized Industrial Zone (OSB) legal entity may construct superstructure on parcels located in industrial or service support areas, and may lease or sell the parcels with superstructure to investors who provide the condition and commitment to start production.

(Amended paragraph: 4/4/2023-7451/8 art.) Within the framework of the procedures and principles determined by the regulation, participants may lease their facilities to one or more tenants for production purposes.
can rent.

Services for the common benefit of industrial establishments to be located in Organized Industrial Zones

To this end, land may be allocated by the entrepreneurial committee to public institutions and organizations, professional organizations with the status of public institutions, and institutions and organizations represented in the entrepreneurial committee, with the ownership remaining within the Organized Industrial Zone (OSB).

Common areas

Article 19 – Expenses for areas within Organized Industrial Zones (OIZs) allocated for the common use of participants shall be covered from the OIZ budget.

The portions of the Organized Industrial Zone (OSB) area that have not been transferred or assigned to participants, as well as the roads and recreation areas within the OSB development plan boundaries, remain under the control of the OSB. This fact will be recorded in the land registry during the land consolidation process.

No easements and/or usufruct rights shall be established in industrial plots within the Organized Industrial Zone where infrastructure or general service facilities are located or will be located.

Article 20 – Right to establish, use and operate infrastructure facilities (Amended: 18/6/2017-7033/52 art.)

The right to establish and operate infrastructure and general service facilities such as electricity, water, sewage, natural gas, treatment plants, roads, communication, and sports facilities, as well as to purchase, distribute, and sell these services from public and private organizations, is solely within the authority and responsibility of the Organized Industrial Zone (OIZ). OIZs have the right to establish and operate electricity generation facilities within their own area, primarily for their own needs, without requiring the establishment of separate companies, provided they obtain permission from the Ministry. The establishment and operation of electricity generation facilities by participants within the OIZ are subject to the OIZ's permission.

In order to reduce waste to standards acceptable by the common treatment plant.
A separate pre-treatment facility needs to be constructed.

Organizations located within the Organized Industrial Zone (OSB) are obligated to meet their infrastructure needs from the OSB's facilities. Infrastructure needs cannot be met from elsewhere without the OSB's permission, and no separate facilities can be established for this purpose. These organizations cannot transfer or assign their allocated infrastructure usage rights to other organizations, nor can they make them available for use by others.

Other matters relating to the implementation of this article will be determined by regulations issued by the Ministry.
It is arranged.

Exemptions and supports[20]

Article 21 – (Amended: 18/6/2017-7033/53 art.)

The legal entity of the Organized Industrial Zone (OSB) is exempt from all taxes, duties, and fees in transactions related to the implementation of this Law. **(Added sentence: 20/7/2025-7555/9 art.)** This exemption does not apply to the bank and insurance transaction tax payable in accordance with the Expenditure Taxes Law No. 6802 dated 13/7/1956.

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[20] *With Article 53 of Law No. 7033 dated 18/6/2017, the title of this article was "Exemption". It has been changed to "Exemptions and supports".*

Regulations regarding the energy costs of OSB (Organized Industrial Zone) participants are governed by free market conditions. This is done by the President without interfering with the established prices.21

Municipalities do not charge wastewater fees in regions that operate wastewater treatment plants.

Responsibility

Article 22 – (Amended: 18/6/2017-7033/54 art.)

Members and personnel of the Organised Industrial Zones (OSBs) and the Association of Organised Industrial Zones (OSBÜK) are obligated to present all documents, ledgers, records, and information upon the request of the Ministry, to provide complete and accurate copies within the requested timeframe, to present cash and documents equivalent to cash, to assist in their counting and examination, to fulfill written requests for information, and to provide all necessary assistance and cooperation during audits.

Members and personnel of the Organized Industrial Zones (OSB) and the OSB Union (OSBÜK) are liable for damages arising from their own faults. They are punished as public officials for crimes committed against money, documents and securities equivalent to money, balance sheets, minutes, reports, ledgers, and other documents.

Members of the Organized Industrial Zone (OSB) governing bodies who are not public officials and members of the OSBÜK governing bodies who fail to fulfill their obligations specified in the first paragraph shall be subject to an administrative fine of five thousand Turkish Lira; public officials shall be punished according to the provisions of the relevant legislation. The administrative fines under this article shall be imposed by the Ministry.

The procedures and principles for the implementation of this article shall be determined by regulation.

The Ministry's powers are

outlined in Article 23 – (Amended: 18/6/2017-7033/55 art.)

The OSB establishment protocol is prepared by the institutions or organizations participating in the formation of the OSB. It is prepared and approved by the Ministry.

The Ministry is authorized to audit all accounts and transactions of Organized Industrial Zones (OSBs) and the Association of Organized Industrial Zones (OSBÜK) and to take measures when deemed necessary or upon complaint.

In infrastructure, social service facilities, and project tenders for regions that have received loans through the Ministry, all procedures related to the tender, including the formation of the tender commission, are carried out and finalized by the Organized Industrial Zone (OSB) management in accordance with the procedures and principles determined by the Ministry. The procedures for conducting tenders, the formation of commissions, and the preparation and approval of payments are regulated by regulation.

In Organized Industrial Zones that do not benefit from this loan, the conduct and completion of tender processes are within the authority and responsibility of the entrepreneurial committee.

Members and personnel of the Organized Industrial Zones (OSB) and the Association of Organized Industrial Zones (OSBÜK) are obliged to comply with the instructions given as a result of the inspections carried out by the Ministry and the measures taken regarding the implementation of this Law.

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[21] By Article 127 of the Decree Law No. 700 dated 2/7/2018, the term "Council of Ministers" in this paragraph was amended. The phrase has been changed to "President".

Members of Organized Industrial Zones (OSB) and Organized Industrial Zones Union (OSBÜK) bodies and personnel against whom an investigation has been initiated due to allegations related to their duties may be temporarily suspended from duty by the Ministry for up to three months as a precautionary measure. This period may be extended once if necessary. For those against whom prosecution has been initiated for an act requiring a serious penalty or for allegations related to their duties, the Ministry may request a court decision to suspend them from duty until the conclusion of the trial. Personnel suspended under this article shall return to their duties to complete any remaining term of service, if any, upon the decision of the Ministry during or after the inspection, or if a decision is made that there is no ground for prosecution or if they are not convicted.

The court shall decide, upon the request of the Ministry, to terminate the duties of the members of the Organized Industrial Zone (OSB) and the Union of Organized Industrial Zones (OSBÜK) organs who fail to fulfill their duties specified in this Law despite a written warning from the Ministry. The trial shall be conducted according to the simplified trial procedure.

Control

Article 24 – All accounts and transactions of the Organized Industrial Zone (OSB) shall be audited annually by a certified public accountant in January of the following year, and whenever deemed necessary, by the OSB management. The certified public accountant conducting the independent audit shall submit the audit report simultaneously to the OSB management and the Ministry.

General Assembly

Article 25 – (Amended: 18/6/2017-7033/56 art.)

Industrial plots and service and support facilities included in the approved parceling plan of the Organized Industrial Zone. If one-third of the total plots in the area obtain business opening and operating licenses, participants who have obtained occupancy permits will be represented in the entrepreneurial committee within six months at the latest, through members elected by their authorized representatives. The number of members elected in this way cannot exceed half of the number of members of the entrepreneurial committee, and at this stage, at least three of the board members will be selected from among the OSB participants.

If half of the total plots in the industrial, service, and support areas included in the approved parceling plan of the Organized Industrial Zone (OSB) obtain business opening and operating licenses, the terms of office of the founding committee, the board of directors, and the supervisory board shall terminate at the first general assembly meeting to be held within six months at the latest by the participants who have obtained occupancy permits or their representatives, together with the members of the founding committee.

If a simple majority of the participants who have obtained the building occupancy permit wish for the entrepreneurial committee to continue, the entrepreneurial committee shall continue. If the entrepreneurial committee continues, the number of participants joining the entrepreneurial committee shall be one more than half of the number of members of the entrepreneurial committee.

At the first meeting of the general assembly, attended by participants who have obtained building occupancy permits and members of the entrepreneurial committee, the existing founding protocol is amended to become the articles of association of the legal entity, and decisions are taken by a simple majority.

In cases where there are no provisions in the OSB legislation regarding the registers to be kept in OSBs and the Ministry representative to be assigned to general assembly meetings, 13/1/2011

The provisions of the Turkish Commercial Code No. 6102, dated [date], relating to joint-stock companies shall apply.

Special organized industrial zones

Article 26 – Organized Industrial Zones (OIZs) may be established by private legal entities and natural persons in locations determined according to the procedures in this Law. However, those establishing private OIZs cannot carry out expropriation.

The request for the establishment of an Organized Industrial Zone (OSB) is submitted to the Ministry with the approval of the governor's office of the province where it will be established.

The selection of the location for the Organized Industrial Zone is made upon request to the Ministry, in accordance with the procedure outlined in Article 4.

Expenses related to land acquisition, planning, design, and infrastructure construction of the Organized Industrial Zone (OSB) are borne by the individuals and legal entities establishing the zone. Plans and projects related to the OSB are subject to the approval and consent of the relevant authorities and organizations, as well as the Ministry.

Land in the Organized Industrial Zone can be sold in parcels or with the construction of business buildings on top of it. or it can be rented out.

Agriculture-Based Specialized Organized Industrial Zones Article

26/A – (Added: 23/10/2008-5807/5 art.)

To ensure the integration of the agricultural and industrial sectors, specialized agricultural Organized Industrial Zones (OSBs) can be established, provided that they include plant and animal production, which constitutes the input for agricultural-based industries, and industrial facilities for their processing, and that the biosecurity measures stipulated in the relevant legislation are complied with. **(Added sentence: 11/10/2011 - Decree Law-662/12 art.)** The powers and duties granted to the Ministry regarding Organized Industrial Zones shall be exercised and fulfilled by the Ministry of Food, Agriculture and Livestock with respect to Specialized Agricultural OSBs.

The procedures and principles regarding the selection of locations, establishment, approval of zoning plans, operation, functioning and supervision of these areas will be determined by a separate regulation to be prepared and put into effect by the Ministry of Food, Agriculture and Livestock.22

Regulations and rules of the Organized Industrial Zones Supreme Board23

Article 27 – (Amended: 18/6/2017-7033/57 art.)

OSBÜK is a private legal entity established to ensure uniformity and cooperation in practices among Organized Industrial Zones (OIZs), to provide solidarity, to take initiatives and conduct studies with relevant institutions and organizations to solve the problems of OIZs, to ensure coordination between the Ministry and OIZs, and to fulfill the tasks assigned by the Ministry.

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22 With Article 12 of the Decree Law No. 662 dated 11/10/2011, the phrase "Ministry and Agriculture and..." in this paragraph was amended. The phrase "Ministry of Village Affairs" has been changed to "Ministry of Food, Agriculture and Livestock".

23 With Article 57 of Law No. 7033 dated 18/6/2017, the title of this article was changed from "Superior Institution, Regulations and Rules" to "Organized Industrial Zones Supreme Institution and Regulations and Rules".

OSBÜK's governing bodies are the general assembly, the board of directors, the supervisory board, and the general secretariat. The general secretary is appointed and dismissed by the OSBÜK Board of Directors.

All Organized Industrial Zones that have acquired legal personality are members of OSBÜK (Association of Organized Industrial Zones of Turkey) and must pay the determined membership fees. It is mandatory.

The duties and powers of OSBÜK, its organization and operation, its organs, revenues and budget, and the procedures and principles regarding its management and supervision are regulated by a regulation issued by the Ministry.

The Ministry shall determine the procedures and principles regarding the implementation of this Law by regulation. It is authorized to take the necessary measures and make the necessary regulations within the framework of the legislation.

Financial leasing

Additional Article 1 ÿ **(Added: 20/2/2014-6525/23 art.)**

Properties located within the Organized Industrial Zone can be subject to financial leasing agreements. This in this case:

a) Obtaining an approval opinion from the Organized Industrial Zone management is mandatory.

b) Financial leasing agreements cannot be made for land that has received land incentives from the state.

c) The plots of land sold may not be used for any purpose other than their intended allocation.

c) The financial lessee shall comply with the provisions for participants in the zone's establishment protocol. It is essential that they possess the required qualifications.

d) The financial lessee assumes the rights and obligations of the participant.

e) If the financial leasing agreement is terminated for any reason before the transfer of ownership to the financial lessee, the Financial Leasing Company is obliged to sell the immovable property in its ownership only to natural or legal persons with the qualifications stipulated in the establishment protocol of the region, within a maximum of two years, or to lease it, including financial leasing, to natural or legal persons with the same qualifications. In this case, the commitments made by the former financial lessee shall be deemed to have been accepted in full by the new buyer or lessee.

If the financial leasing company does not sell or lease the property within two years, the property will be transferred to the Organized Industrial Zone (OSB). It can be purchased by them via financial leasing at a price.

The Ministry will prohibit collusive transactions and speculative activities in the implementation of this article. They are authorized to take measures to prevent the transfer of ownership rights through transactions.

If the court determines that there has been a violation of the prohibitions in this article, the land, regardless of who is in possession of it, will be reclaimed at its price as of the date of sale and allocated or sold to another participant.

Additional Article 2- (Added: 26/2/2014-6527/10 art.)

Financial leasing by participation, development and investment banks within the scope of this Law. The operations can be performed.

Allocation of land plots, either wholly or partially free of charge.

Additional Article 3- (Added: 18/6/2017-7033/58 art.)

Plots located in Organized Industrial Zones in provinces and districts determined by presidential decree may be allocated entirely or partially free of charge. The duration of this practice is determined by presidential decree.24

Unallocated plots in Organized Industrial Zones (OIZs) that have utilized Ministry-provided loans may be allocated, wholly or partially free of charge, to individuals or legal entities undertaking investments that foresee the employment of at least ten people, provided that the authorized bodies of the OIZs decide to do so and that they meet the conditions specified in the regulation to be issued. In this case, the value of the allocated plot will be deducted from the loan repayment made by the Ministry to the OIZ. For plots allocated to individuals and legal entities for a fee before the effective date of this article, payments will be suspended, and the remaining amount will be deducted from the loan repayment made by the Ministry to the OIZ. The value of the plots used as the basis for the deduction process will be calculated based on the annual per-square-meter price determined by the Ministry for each OIZ.

(Paragraph repealed: 4/4/2023-7451/9 art.)

If it is determined that the investor has not complied with the conditions specified in this article, or that the investment has not been completed within the foreseen period, excluding force majeure, the parcel allocation will be canceled without requiring any court decision. In this case, all structures and facilities on the property will be transferred to the OSB (Organized Industrial Zone) legal entity in sound and working condition without any compensation or payment, and no rights or claims can be made by the persons to whom the allocation was made or by third parties. However, if at least 50% of the investment is completed within the foreseen period, the cost of the investment will be paid by the new investor to the previous investor.

This payment is made by the legal entity of the organized industrial zone. The minimum employment requirement of ten people mentioned above is not required in Agriculture-Based Specialized Organized Industrial Zones.

With the implementation of this article, employment, commencement and completion periods of the investment, allocation and transfer procedures, as well as the type, subject, amount, location of the investment, technology development potential or capacity, and similar matters related to investments for which land will be allocated free of charge, will be regulated by a regulation to be issued by the Ministry.

Establishment of Organized Industrial Zones abroad25

Additional Article 4- (Added: 18/6/2017-7033/58 art.)

The establishment of Organized Industrial Zones abroad, participation in existing ones, and the operation of these Organized Industrial Zones may be permitted by the President, provided that a decision is made by the authorized bodies of the legal entities of Organized Industrial Zones or companies established in Turkey.

The President is authorized to determine the procedures and principles regarding the establishment and operation of Organized Industrial Zones (OIZs) located abroad and the state aid for investments made in these OIZs by companies based in Türkiye.

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[24] By Article 127 of Decree Law No. 700 dated 2/7/2018, the phrases "Council of Ministers" in these paragraphs were changed to "President".

[25] By Article 127 of Decree Law No. 700 dated 2/7/2018, the phrase "by the Council of Ministers" in the first paragraph of this article was changed to "by the President" and the phrase "Council of Ministers" in the second paragraph was changed to "President".

Establishment of real estate investment partnerships by Organized

Industrial Zones (OIZs) Additional Article 5 - (Added: 18/6/2017-7033/58 art.)

Organized Industrial Zones (OSBs) may establish real estate investment trusts, provided that the management and majority of shares are held by the OSB legal entity and that they operate exclusively within the OSBs, in accordance with Articles 48 and 49 of the Capital Market Law No. 6362 dated 6/12/2012.

Real estate investment trusts established by Organized Industrial Zones (OSBs) have participant rights and obligations. However, they are exempt from the restrictions and production commitments set forth in Article 18 of this Law.

The Ministry is authorized to determine the maximum prices or principles for the sale, lease, and establishment of usufruct rights for plots of land, with or without superstructure, to be established by real estate investment partnerships in Organized Industrial Zones, as well as the sectors in which sales, leases, and usufruct rights will be established.

The articles of association, partnership structure, operation, activities, and other matters of real estate investment partnerships to be established by Organized Industrial Zones (OSBs) are regulated by regulation.

Areas designated as Organized Industrial Zones

Additional Article 6 – (Added:21/12/2021-7346/16 art.)

The areas located in the Dulkadiroÿlu, Onikiÿubat, and Türkoÿlu districts of Kahramanmaraÿ province, whose boundaries are shown in the attached maps, have been designated as Erkenez Organized Industrial Zone (OSB), Aksu OSB, and Türkoÿlu-2 OSB. The minimum common area ratio and health protection zone distance requirements are not applicable in these designated areas. The acquired rights of properties within these OSB areas, stemming from the approved zoning plan, are protected. OSBs acquire legal personality upon approval of the establishment protocol by the Ministry and registration in the registry. **(Added sentence: 30/3/2023-7446/4 art.)** Changes to the boundaries of the OSBs determined according to this article, and other operations and procedures of these OSBs, are governed by this Law.
It is subject to the provisions.

CHAPTER SIX

Transitional Provisions

Temporary Article 1 – Organized Industrial Zones established before the effective date of this Law in accordance with the purpose of this Law shall bring their status into compliance with this Law within one year from the date of its publication.

The organs of Organized Industrial Zones (OIZs) established before the publication date of this Law shall continue their functions during the adaptation period to this Law. The decisions taken by these organs, and the financial, administrative, and contractual agreements and contracts they have signed, shall retain their validity even after the completion of the adaptation process. The personal rights of those working in OIZs shall be preserved.

Temporary Article 2 – (Amended: 4/7/2012-6353/41 art.)

Prior to the effective date of this Law, the repealed Law No. 5590 on Chambers of Commerce and Industry, Chambers of Commerce, Chambers of Industry, Chambers of Maritime Commerce, Commodity Exchanges and Türkiye

According to subparagraph (5) of paragraph (r) of article 5 of the Law on the Union of Chambers of Commerce, Industry, Maritime Commerce and Commodity Exchanges, Organized Industrial Zones established and managed are considered among the Organized Industrial Zones mentioned in this Law. In Organized Industrial Zones established and managed by chambers of industry, (…)26 the duties of the founding committee are carried out by the chambers of industry councils operating in accordance with the Law No. 5174 on the Union of Chambers and Commodity Exchanges of Turkey and Chambers and Commodity Exchanges. The members of the management and supervisory boards are elected by the members of the chambers of industry councils, and at least three of the members of the management board are elected from among the participants of the Organized Industrial Zone. **(Added sentence: 18/6/2017-(Article 7033/59)** If half of the total plots in the industrial, service, and support areas included in the approved parceling plan of the Organized Industrial Zone (OSB) obtain business opening and operating licenses, the term of office of the chamber councils shall end at the first general assembly meeting to be held within six months at the latest.

Temporary Article 3 – If institutions and organizations other than those listed in the seventh paragraph of Article 4 have participated in the founding committees of Organized Industrial Zones established before the entry into force of this Law, their rights and obligations shall continue as before, or they may withdraw if they wish, provided that their participation shares are returned.

Temporary Article 4 – Expropriations initiated before the entry into force of this Law
The procedures are finalized by the relevant institutions.

Temporary Article 5 – (Amended: 16/6/2010-5997/17 art.)

Organized small industrial zones consisting of small industrial sites established before the entry into force of this Law, including small industrial site construction cooperatives, collective workplace construction cooperatives, business cooperatives, site managements, and owners of independent industrial plots of at least 3000 m² or a size to be determined by regulation, each containing one business as specified in the zoning plan, as well as owners of at least 50 plots smaller than 3000 m², shall be represented in the general assembly as participants in the application of this Law if they are organized in the manner described above. Otherwise, those who are not organized in this way shall be deemed to have waived their right to representation.

Participants are represented by one representative at the general assembly. However, if a single cooperative area exceeds 60% of the Organized Industrial Zone (OIZ) area in which it is located, the general assembly representatives of the participants in that OIZ are determined as one person for every 100 members. Representatives are elected by the site managements and the authorized bodies of the cooperatives. If the total number of representatives is insufficient to constitute the OIZ bodies, representation will be increased by a multiple of the number of representatives determined by the Ministry.

Organized industrial zones consisting of small industrial sites, ordinary general assembly
They must hold their meetings within the first six months of each year.

Organized Industrial Zone; land and infrastructure participation fees to be paid by participants.

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[26] *With Article 59 of Law No. 7033 dated 18/6/2017, the phrase "general assembly and" in the second sentence of this paragraph was removed from the text of the article.*

The cooperative and/or site management shall demand and collect the shares, water, electricity, natural gas, wastewater treatment plant, etc. consumption fees, operating and management fees, and their late payment penalties from the business owners according to the usage rates of the services to be received, in cases where it cannot collect these from the participants due to their insolvency or inability to form a governing body.

In organized industrial zones consisting of small industrial sites, representatives shall convene under the supervision of the Ministry within six months at the latest from the date of publication of the Law to hold the first general assembly and elect the governing bodies.

Temporary Article 6 – All plots, lands, and real estate acquired before the entry into force of this law in the name of the institutions and organizations forming the entrepreneurial committee for the purpose of establishing an Organized Industrial Zone (OSB), as well as all buildings and common facilities subsequently constructed on these plots in the name of the institutions and organizations forming the entrepreneurial committee, shall be corrected and registered in the land registry in favor of the OSB legal entity.

(Added: 20/2/2014-6525/24 art.) Buildings and annexes constructed by the institutions and organizations forming the entrepreneurial committee and used for service purposes shall continue to be used free of charge. If requested by the Organized Industrial Zone (OSB), they shall be used jointly.

All securities belonging to the Organized Industrial Zone (OSB) and held by the OSB's founding committee. The participating shares are transferred to the OSB legal entity free of charge.

Land and plots purchased from the General Directorate of Land Office
According to Article 11 of the law, annotations registered in the land registry are deleted.

Temporary Article 7 – Organized Industrial Zones (OSBs) constructed on areas designated as pastures prior to the entry into force of Law No. 4342 on Pastures shall lose their pasture status, provided they have been approved by the Ministry of Industry and Trade and included in the investment program. These areas are not subject to the provisions of Law No. 4342 on Pastures. Previous decisions of the provincial pasture commissions regarding these areas are null and void.

(Additional paragraph: 18/2/2009-5838/22 art.) Regarding pasture-type immovable properties in areas designated as small industrial sites in zoning plans finalized before 1/1/2005 or in areas where Organized Industrial Zones approved by the Ministry and included in the investment program before the same date are located; expropriation and other transactions previously carried out by the relevant public administrations are deemed valid on the condition that the expropriation, including the increased compensation, interest and other payments are made, and the registrations made in the land registry in the name of the relevant real and legal persons based on these transactions are protected, (…)27

Temporary Article 8 – (Added: 29/3/2011-6215/19 art.)

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[27] *The Constitutional Court's decision dated 12/5/2011, numbered E.: 2009/30, K.: 2011/76, annulled the phrase "...the Treasury shall not file lawsuits regarding ownership, any lawsuits already filed shall be withdrawn, court decisions resulting in the delimitation of these properties as pastures and their registration in a special register shall not be implemented, and the annotations placed in the land registry pursuant to these decisions shall be cancelled." in this paragraph.*

For areas containing industrial facilities constructed according to the existing plan prior to the effective date of this article, if applications made within one year from the effective date of this article are deemed appropriate by the governorship; and if the rehabilitation conditions and duration determined by the rehabilitation commission, which will be formed under the chairmanship of the governor with the participation of the administrations authorized to approve plans in accordance with the Zoning Law No. 3194 dated 3/5/1985 and relevant institutions according to the characteristics of the area, are approved by the Ministry, these areas may be considered as Organized Industrial Zones (OSBs). The Ministry determines the OSB boundaries in line with the opinions it receives from the institutions and organizations that are members of the OSB site selection commission.

In Organized Industrial Zones (OIZs) that have acquired legal personality within the framework of the determined improvement conditions, all permit and license authorities granted by this Law shall be administered according to the provisions of general legislation until the improvement works are completed. Those that fail to complete the improvement conditions within the specified period will lose their OIZ status and be removed from the registry.

The procedures and principles regarding the implementation of this article are set forth in the Organized Industrial Zones Implementation Regulation. It is determined.

Transitional Article 9 [28] **– (Added: 29/3/2011-6215/20 art.)**

Taking into account the socioeconomic conditions of the provinces and districts, the plots in the Organized Industrial Zones Allocations, whether wholly or partially free of charge, are determined by a Presidential decree.29

Accordingly;

a) Unallocated plots in organized industrial zones that have utilized Ministry loans may be allocated, wholly or partially free of charge, to individuals or legal entities undertaking investments that foresee the employment of at least ten people, provided that the authorized bodies of the organized industrial zone decide to do so. In this case, the value of the allocated plot will be deducted from the repayment of the loan given by the Ministry to the organized industrial zone. For plots allocated to individuals and legal entities for a fee before the effective date of this article, payments will be suspended, and the remaining amount will be deducted from the repayment of the loan given by the Ministry to the organized industrial zone. The value of the plots used as the basis for the deduction process will be calculated based on the annual per-square-meter price determined by the Ministry for each organized industrial zone, with the approval of the Undersecretariat of Treasury. b) Plots may also be allocated, wholly or partially free of charge, to individuals or legal entities undertaking investments that foresee the employment of at least ten people, in organized industrial zones that have not utilized Ministry loans or have repaid their loan debts, provided that the authorized bodies of the

organized industrial zone decide to do so. In this case, the value of the allocated plot will be paid by the Treasury to the legal entity of the organized industrial zone. The value of the parcel on which the payment is based will be determined annually by the Ministry for each organized industrial zone, subject to the approval of the Undersecretariat of Treasury.

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[28] By Article 127 of Decree Law No. 700 dated 2/7/2018, the phrases "Council of Ministers" in the first and fourth paragraphs of this article were changed to "President," and the phrase "by decision of the Council of Ministers" in the fifth paragraph was changed to "by the President."

[29] By Article 127 of the Decree Law No. 700 dated 2/7/2018, the term "Council of Ministers" in this paragraph was amended. The phrase has been changed to "President".

It is calculated based on the price per square meter.

If it is determined that the investor has not complied with the conditions specified in this article, or that the investment has not been completed within the foreseen period, excluding force majeure, the parcel allocation will be canceled without requiring any court decision. In this case, all structures and facilities on the property will be transferred to the legal entity of the organized industrial zone in sound and working condition without any compensation or payment, and no rights or claims can be made by the persons to whom the allocation was made or by third parties. However, if at least fifty percent of the investment is completed within the foreseen period, the cost of the investment will be paid by the new investor to the previous investor. This payment will be provided by the legal entity of the organized industrial zone. The minimum employment requirement of ten people mentioned above is not required in Specialized Organized Industrial Zones Based on Agriculture.

The practice regarding plot allocation in organized industrial zones is valid for a period of two years from the date this article enters into force. This period may be extended by a Presidential decree for a maximum of two more years each time.

Employment, investment commencement and completion periods related to the implementation of this article, Allocation and transfer procedures, as well as other matters, will be regulated by a regulation prepared by the Ministry and put into effect by the President.

Temporary Article 10 - (Added: 11/10/2011 - Decree Law-662/12 art.)

The operations and procedures related to Specialized Organized Industrial Zones based on Agriculture, which are currently under the supervision of the Ministry of Science, Industry and Technology as of the publication date of this article, along with their budgets, shall be transferred to the Ministry of Food, Agriculture and Livestock within six months from the publication date of this article, through a protocol to be signed between the Ministry of Science, Industry and Technology and the Ministry of Food, Agriculture and Livestock. Until the transfer process is completed, the operations and procedures related to Specialized Organized Industrial Zones based on Agriculture shall be carried out by the Ministry of Science, Industry and Technology.

The legislation regarding Specialized Organized Industrial Zones based on Agriculture is under the Ministry of Science, Industry and Technology. References to this ministry shall be deemed to be references to the Ministry of Food, Agriculture and Livestock.

Temporary Article 11 - (Added: 4/7/2012-6353/21 art.; Repealed: By the Constitutional Court's decision dated 31/10/2013, E.: 2013/49, K.: 2013/125.)

Temporary Article 12 – (Added: 20/2/2014-6525/25 art.)

In accordance with the fifth paragraph of Article 1 of Law No. 6360 dated 12/11/2012 on the Establishment of Metropolitan Municipalities in Fourteen Provinces and Twenty-Seven Districts and Amendments to Certain Laws and Decree Laws, all rights, powers, and obligations held by the provincial special administrations, whose legal personality was abolished, as participating organizations in Organized Industrial Zones (OSBs) are transferred to the investment monitoring and coordination directorates.

Temporary Article 13 – (Added: 18/6/2017-7033/60 art.)

For areas where industrial facilities were constructed according to the plan in effect before the effective date of this article, one year shall apply from the effective date of this article.

If the applications made within the scope are deemed appropriate by the governorship; based on the prepared justification report, the rehabilitation conditions and duration determined by the rehabilitation commission, which will be formed under the chairmanship of the governor with the participation of the administrations that have the authority to approve plans in accordance with Law No. 3194 and the relevant institutions according to the characteristics of the area, may be evaluated as Organized Industrial Zones (OSBs) if the Ministry approves them. The Ministry determines the OSB boundaries in line with the opinions it receives from the institutions and organizations that are members of the OSB site selection commission. The application period specified in this paragraph may be extended by the President for one more year, once only, as a result of the evaluation to be made by the Ministry.30

In Organized Industrial Zones (OIZs) that have acquired legal personality within the framework of the determined improvement conditions, all zoning, permit, and licensing authorities granted by this Law shall be administered according to general provisions until the improvement works are completed. Those that fail to complete the improvement conditions within the specified period will lose their OIZ status and be removed from the registry.

According to temporary article 8 of this Law, the procedures for applications that are not amended and acquire the legal personality of an Organized Industrial Zone within two years from the date this article enters into force will be terminated ex officio by the Ministry.

Applications made pursuant to the first paragraph must be processed within two years from the date of application.

The procedures for those who cannot acquire the legal personality of an Organized Industrial Zone through reform will be terminated ex officio by the Ministry.

The procedures and principles regarding the implementation of this article shall be regulated by a regulation issued by the Ministry.

Temporary Article 14 – (Added: 18/6/2017-7033/60 art.)

Organized Industrial Zones (OIZs) that acquired legal personality before the effective date of this article and have not acquired any real estate are given a two-year period to initiate expropriation procedures and file determination and registration lawsuits for parcels where no agreement can be reached. If, at the end of this period, OIZs fail to file determination and registration lawsuits for all unresolved parcels, or fail to pay the compensation within the timeframes specified in Article 10 of Law No. 2942 as a result of lawsuits filed for all parcels, their legal personality may be dissolved and the Ministry may unilaterally cancel their registration.

Temporary Article 15 – (Added: 18/6/2017-7033/60 art.)

If it is determined that properties located within the area selected as an Organized Industrial Zone (OSB) before the effective date of this article, and transferred to a participant by the OSB, remain vacant without investment, the property owner will be given one year from the effective date of this article to obtain a building permit or transfer the property to an investor deemed suitable by the OSB. If the property is not transferred to an investor deemed suitable by the OSB within this period, or if a building permit is not obtained, or if production does not commence within two years from the date of the building permit, regardless of who possesses the property, the total amount paid for the allocation will be updated according to the revaluation rates announced by the Ministry of Finance pursuant to Law No. 213 for the years following the allocation date, and the resulting amount will be deposited into the relevant party's bank account by the OSB.

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[30] By Article 127 of Decree Law No. 700 dated 2/7/2018, the phrase "by the Council of Ministers" in this paragraph was changed to "by the President".

It is registered in his/her name.

Property owners who, prior to the effective date of this article, owned real estate located within an area designated as an Organized Industrial Zone (OSB) and who have left the property vacant without making any investment on it, will be given one year from the effective date of this article to obtain a building permit or transfer the property to an investor deemed suitable by the OSB. If the property is not transferred to an investor deemed suitable by the OSB within this period, or if a building permit is not obtained, or if production does not commence within two years from the date of the building permit, the property will be acquired through expropriation.

According to the first paragraph, properties registered ex officio in the name of the Organized Industrial Zone (OSB), and properties acquired through expropriation according to the second paragraph, are primarily allocated to medium-high and high-technology investments. If more than one investor requests allocation for the same parcel, priority is given to the investment with higher technology intensity, investment amount, and employment rate; in case of a tie, a lottery method is used.

The Ministry may provide loans covering up to the full amount of land acquisition costs arising from the implementation of the first and second paragraphs, if requested by the Organized Industrial Zone.

Temporary Article 16 – (Added: 18/6/2017-7033/60 art.)

If the immovable properties that passed into the ownership of the creditor institution pursuant to the provisions of Article 15 before the effective date of this article cannot be sold or leased within two years, the value of the immovable property, determined by an expert appointed by the relevant court upon the application of the Organized Industrial Zone (OSB), shall be deposited into the account of the creditor institution, and the immovable property shall be registered in the name of the OSB. The Ministry shall, upon request by the OSB, be responsible for the acquisition of the immovable property arising from the implementation of this paragraph.
They can finance up to the full amount of their expenses.

Industrial areas and workplaces in disaster zones31

TEMPORARY ARTICLE 17 - (Added: 14/7/2023-7456/10 art.)

In areas declared as disaster zones with general impact on life due to the earthquakes that occurred on 6/2/2023, locations that can be used as industrial zones for a period of two years from the date of declaration of the disaster zone will be determined by the Ministry, taking into account criteria such as distance from the fault line, suitability of the soil, and proximity to settlements, and after obtaining the opinions of the relevant institutions according to the condition of the area. The determined areas will be designated as industrial zones by a Presidential decree.

For the areas for which opinions are sought within the scope of the first paragraph, the powers granted to boards, commissions and similar bodies in the relevant legislation shall be exercised by the relevant ministers. The relevant ministers may delegate these powers. The opinions that must be given by the relevant institutions shall be given within one week.

By Article 38 of Law No. 7499 dated 31/2/3/2024 , *the phrases "one year" in the first, seventh, and eleventh paragraphs of this article were changed to "two years".*

If no opinion is given, it is deemed to have been given positively. Permission and change of classification in the designated industrial areas are carried out by the relevant institutions within one week. No fee is charged to the Ministry for these procedures. Zoning and parceling plans and their amendments are prepared or commissioned by the Ministry and approved. Opinions requested from relevant institutions regarding zoning plans to be prepared by the Ministry must be submitted within one week. The provisions of the Zoning Law No. 3194 dated 3/5/1985 regarding suspension, announcement, and objections related to planning and parceling procedures do not apply to plans and parceling plans approved by the Ministry.

In designated industrial areas, excluding those where the litigation process is ongoing and those that have been finalized but not yet registered in the land registry, the areas excluded from the survey are registered administratively in the name of the Treasury, upon the request of the Ministry and without obtaining the opinions of the relevant institutions, within the scope of Article 22 of the Cadastre Law No. 3402 dated 21/6/1987.

According to the first paragraph, licenses related to conditional tenders for the production of intermediate and end products, issued under the third paragraph of Article 30 of the Mining Law No. 3213 dated 4/6/1985, are excluded from the determination. The portion of the mining license area that falls within the industrial areas determined under the first paragraph is subdivided by the Ministry of Energy and Natural Resources. If the industrial area encompasses the entire license, the mining license is cancelled by the Ministry of Energy and Natural Resources. Investment expenses calculated by the General Directorate of Mining and Petroleum Affairs in accordance with the relevant articles of Law No. 3213 regarding the subdivision or cancellation procedures established under this paragraph shall be paid by the Ministry to the relevant license holder within six months from the date of the subdivision or cancellation.

In the designated industrial areas, the Ministry may decide on transfer or expedited expropriation for all properties belonging to public institutions and organizations, as well as all other privately owned properties, as appropriate. Expropriation procedures are carried out by the Ministry. Expropriated properties are registered in the name of the Treasury upon the request of the Ministry.

The Ministry is authorized to construct or have constructed all types of new workplaces, including infrastructure and superstructure, in designated industrial areas, to determine land shares, to make changes to land classification, and to establish floor easements and condominium ownership. Industrial workplaces whose construction is completed are given to applicants determined by the Ministry, subject to debt financing.

If requested by the owners within two years of the publication of the decision declaring the region a disaster area, the Ministry may undertake/commission the reconstruction or strengthening of industrial workplaces that were destroyed or damaged beyond repair due to the earthquakes that occurred on 6/2/2023, through financing.

The construction of infrastructure and superstructure projects and land control of industrial workplaces within the scope of this article shall be carried out or commissioned by the Ministry. Natural disasters within Organized Industrial Zones prior to 6/2/2023

For Organized Industrial Zones (OSBs) that have delegated their gas distribution authority to natural gas distribution companies, the rights of these natural gas distribution companies are protected.

No participation fee or technical infrastructure fee will be charged for any construction works and infrastructure-related operations. In these areas, natural gas, electricity, water, wastewater and treatment plants, waste processing facilities, communication and all other infrastructure investments will be completed first by the relevant institutions, organizations and legal entities holding distribution licenses for the Organized Industrial Zones (OSBs) in accordance with the provisions of the relevant legislation until the superstructure works are completed. For investments to be made by natural gas distribution companies, information on natural gas consumption capacity will be reported to the relevant distribution company before the investment. Designated industrial areas may be included within the scope of this Law or the Industrial Zones Law No. 4737 dated 9/1/2002 by the Ministry, depending on the size of the area or the nature of the industrial workplaces.

Under this article, plans, parceling, building permits, transfer of real estate ownership or development rights, exchange and barter transactions, and documents issued due to these transactions are exempt from stamp duty, fees, charges, and participation shares in expenses. No fees, revolving fund fees, or any other charges under any name shall be collected for these transactions.

In areas declared as disaster zones with general impact on life due to the earthquakes that occurred on 6/2/2023, the Ministry may provide loan support for the entire infrastructure and superstructure construction of industrial sites that were included in the investment program on the date of declaration of the disaster zone or that were included in the investment program within two years following the declaration date, including architectural/engineering services, until the project is completed.

Industrial areas previously designated under the Presidential Decree No. 136 dated 12/3/2023 concerning Industrial Establishments within the Scope of the State of Emergency are also considered within the scope of this article.

The procedures and principles regarding the implementation of this article will be determined by a regulation to be issued by the Ministry. It is determined by...

Entry into force 32

Article 28 – The last paragraph of Article 14 of this Law shall be amended on 31.12.2003, and the others...
These articles enter into force on the date of their publication.

Executive

Article 29 – The Council of Ministers shall execute the provisions of this Law.

Provisions that could not be incorporated into Law No. 4562 dated 12/4/2000

1) Provision of Law No. 5807 dated 23/10/2008:

TEMPORARY ARTICLE 1 – Prior to April 15, 2000, the Organized Industrial Zones Law No. 4562
They were established in accordance with the purpose of the Regional Law and the temporary Article 1 of the same Law.

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[32] *By Article 15 of Law No. 4783 dated 7/1/2003, the phrase “31.12.2002” in this article was amended. It has been changed to "31.12.2003".*

According to the relevant article, Organized Industrial Zones (OIZs) that have not acquired legal personality or are deemed not to have acquired it, and whose site selection, including any expansion areas, has been finalized, shall be deemed to have brought their status into compliance with this Law and shall acquire legal personality by being registered in the Ministry's OIZ registry, if they submit the establishment protocol they will prepare in accordance with Article 4 of Law No. 4562 to the Ministry within 6 months from the date this Law enters into force.

LEGISLATION THAT ADDITIONS TO AND AMENDS LAW NO. 4562 OR CONSTITUTIONAL COURT'S ANNULMENT DECISIONS

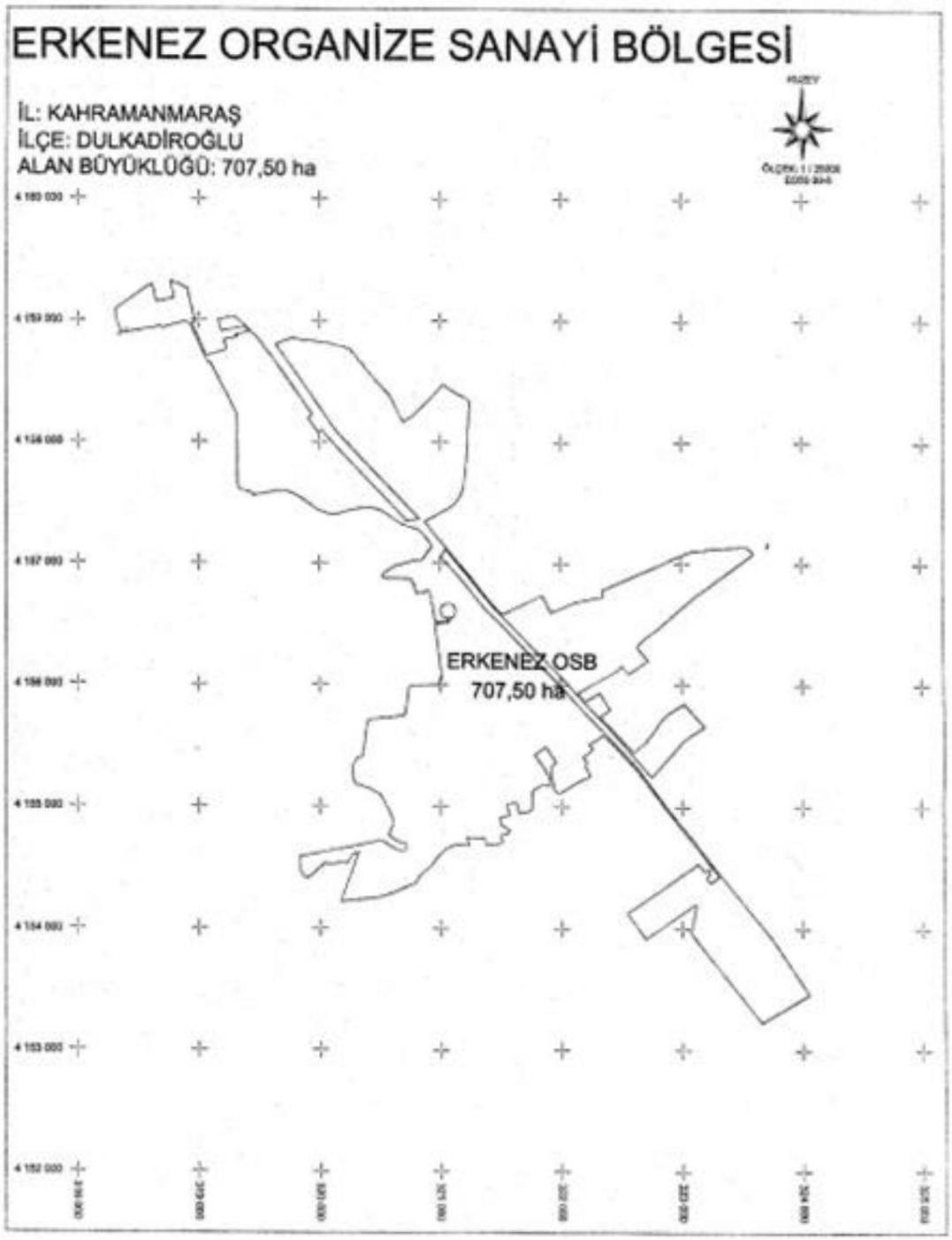
LIST SHOWING EFFECTIVE DATES

The amending law/ Decree Law or the one that repealed t Constitutional Court Decision Number	**Amended or Repealed Articles of Law No. 4562**	**Effective Date**
4684	15	20/6/2001
4731	Transitional Article 7	From 31/12/2001 effective from 30/12/2001
4737	14	9/1/2002
4783	28	Effective from 31/12/2002, as of the publication date of 9/1/2003
4916	5	3/7/2003
5084	14	6/2/2004
5393	4	13/7/2005
5807	3, 4, 15, 18, 26/A, 27, Temporary Article 2, Provision That Cannot Be Implemented	10/11/2008
5838	Transitional Article 7	28/2/2009
5997	Article 25, Provisional Article 5	19/6/2010
6215	Transitional Article 8, Transitional Article 9	12/4/2011
Constitutional Court Dated 12/5/2011 and E.: Case No. 2009/30, Decision No. 2011/76 The decision	Transitional Article 7	12/7/2011
Decree Law/662	Article 26/A, Provisional Article 10	2/11/2011
6353	5, Provisional Article 2,	12/7/2012

The amending law/ Decree Law or the one that repealed t Constitutional Court Decision Number	**Amended or Repealed Articles of Law No. 4562**	**Effective Date**
	Transitional Article 11	
Constitutional Court Dated 31/10/2013 and E.: Decision No. 2013/125, Case No. 2013/49	Articles 5 and 11 (Provisional Article)	28/12/2013
6525	Articles 3, 4, 5, Additional Article 1, Provisional Article 6, Provisional Article 12	27/2/2014
	7	Effective from the publication date of 31/3/2014. On 27/2/2014
6527	Additional Article 2	1/3/2014
7033	2, 3, 4, 5, 7, 8, 9, 10, 12, 13, 14, 15, 17, 18, 20, 21, 22, 23, 25, 27, Additional Article 3, Additional Article 4, Additional Article 5, Transitional Article 2, Transitional Article 13, Transitional Article Article 14, Provisional Article 15, Provisional Article 16	1/7/2017
7061	18	5/12/2017
KHK/700	Articles 17, 21, Additional Article 3, Additional Article 4, Transitional Article 9, Transitional Article 13	Together on 24/6/2018 the Grand National Assembly of Türkiye As a result of the parliamentary and presidential elections On the date the President took office after swearing the oath (9/7/2018)
7346	Additional Article 6	25/12/2021
7446	Additional Article 6	5/4/2023
7451	3, 4, 14, 15, 18, Additional Article 3	10/4/2023
7456	Transitional Article 17	12/6/2023 effective from the date of publication

The amending law/ Decree Law or the one that repealed it Constitutional Court Decision Number	Amended or Repealed Articles of Law No. 4562	Effective Date
		(15/7/2023)
7499	Transitional Article 17	12/3/2024
7555	21	24/7/2025

(Added: 21/12/2021-7346/16 art.)



(Added: 21/12/2021-7346/16 art.)



(Added: 21/12/2021-7346/16 art.)

