

ABSTRAK

Alifah Rahma Yunita. 2025. *Analisis Yuridis Best Practice Perangkat Desa pada Program Pendaftaran Tanah Sistematis Lengkap (PTSL) di Desa Sembung Kecamatan Karangjati Kabupaten Ngawi*. Skripsi. Program Studi Hukum, Fakultas Hukum, Universitas PGRI Madiun. Pembimbing (I) Dr. Siska Diana Sari, S.H.,M.H. (II) Nizam Zakka Arrizal, S.H., M.Kn.

Penelitian ini menganalisis implementasi dan kendala praktik terbaik (*best practice*) perangkat desa dalam Program Pendaftaran Tanah Sistematis Lengkap (PTSL) di Desa Sembung, Kecamatan Karangjati, Kabupaten Ngawi, serta implikasinya terhadap kepastian hukum, keadilan, dan *good governance*. PTSL merupakan program strategis pemerintah untuk memberikan kepastian hukum atas hak tanah dan mendukung Tujuan Pembangunan Berkelanjutan (SDGs). Namun, pelaksanaannya seringkali dihadapkan pada berbagai tantangan. Penelitian ini menggunakan metode penelitian hukum *mix methode* dengan pendekatan kualitatif, menganalisis data primer dan sekunder, termasuk dokumen hukum dan wawancara. Hasil penelitian menunjukkan bahwa perangkat desa di Desa Sembung telah menerapkan *best practice* dengan berperan aktif sebagai mediator antara masyarakat dan Badan Pertanahan Nasional (BPN), memfasilitasi pengumpulan data, sosialisasi program, dan penyelesaian kendala administratif di lapangan. Meskipun demikian, terdapat beberapa kendala seperti minimnya pemahaman masyarakat terhadap prosedur PTSL. Perangkat desa mampu mengatasi kendala tersebut melalui edukasi aktif kepada masyarakat dan koordinasi yang efektif. Implementasi *best practice* ini mendukung terwujudnya kepastian hukum bagi masyarakat, mewujudkan keadilan dalam akses kepemilikan tanah, dan mencerminkan prinsip *good governance* melalui efisiensi dan akuntabilitas.

Kata Kunci: Pendaftaran Tanah, *Best Practice*, Perangkat Desa, Kepastian Hukum, *Good Governance*.

ABSTRACT

Alifah Rahma Yunita. 2025. *Juridical Analysis of Village Officials Best Practice in the Complete Systematic Land Registration (PTSL) Program In Sembung Village Karangjati District Ngawi Regency*. Thesis. Department of Law, Faculty of Law, PGRI University of Madiun. Advisor (I) Dr. Siska Diana Sari, S.H., M.H. (II) Nizam Zakka Arrizal, S.H., M.Kn.

This research analyzes the implementation and constraints of village officials' best practices in the Complete Systematic Land Registration (PTSL) Program in Sembung Village, Karangjati Subdistrict, Ngawi Regency, and its implications for legal certainty, justice, and good governance. PTSL is a strategic government program to provide legal certainty over land rights and support the Sustainable Development Goals (SDGs). However, its implementation is often faced with various challenges. This research uses a normative-empirical legal research method with a qualitative approach, analyzing primary and secondary data, including legal documents and interviews. The results show that village officials in Sembung Village have implemented best practices by playing an active role as a mediator between the community and the National Land Agency (BPN), facilitating data collection, program socialization, and resolving administrative obstacles in the field. Nevertheless, there are some obstacles such as the lack of community understanding of PTSL procedures. Village officials were able to overcome these obstacles through active education to the community and effective coordination. The implementation of this best practice supports the realization of legal certainty for the community, realizes justice in access to land ownership, and reflects the principles of good governance through efficiency and accountability.

Keywords: *Land Registration, Best Practice, Village Officials, Legal Certainty, Good Governance*