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N.S. Legal Notice No. 4 of 2012. – (Review of Land Charges and Rents in Nasarawa State) Order, 2012.

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**Nasarawa State of Nigeria Gazette**  
**N.S.L.N. No. 4 of 2012.**

**No. 4 Vol. 14, 8<sup>th</sup> March, 2012 Supplement Part E**

**REVIEW OF LAND CHARGES AND RENTS IN NASARAWA STATE – ORDER, 2012**



**NO. 4 OF 2012**

*8<sup>th</sup> March, 2012*

*Date of  
Commencement*

- 1.0** In order to mobilize and maximize revenue accruable to the State from Land related transactions, adequate man-land-use relationship must be properly documented. Government has taken steps to address the issue by not only resuscitating the contracts for Digital Aerial Mapping of the entire State to provide effective and up-to-date cadastre and production of Master Plans for six urban centres of the State namely: *Lafia, Keffi, Akwanga, Nasarawa Karu, and Doma Planning Areas*
- 2.0** Similarly, the Nasarawa Geographical Information Services (NAGIS) project is being reviewed with a view to completing same. When all these projects are fully completed, the Ministry of Lands, Survey and Town Planning will be a potential revenue generation machine for the State.
- 3.0** In view of the foregoing and considering the current economic realities, the existing rates and other charges related to Land Administration and Management, which have been in force since 2006 need to be reviewed upward.
- 4.0** Consequent upon the above and in accordance with section 46, (2)(b) and (c) of the Land Use Act Cap 202 (1990), the Ministry of Lands, Survey and Town Planning has proposed a revision of Land Charges and Rates as presented hereunder.
- 5.0 ZONING OF THE STATE**
- 5.1** In view of the differential value of Land in various parts of the State, a zoning arrangement was put in place for the purpose of determining

rate of fees and charges for various transactions as follows:

Zone	Old Areas	New Areas
A	Lafia, Karu & Keffi Urban Areas	Lafia, Karu, Keffi & Nasarawa
B	Akwanga & Nasarawa Urban Areas	Akwanga, Doma & Kokona
C	Other Urban Areas	Other Urban Areas
D	Rural Areas	Rural Areas

## 6.0 LAND ADMINISTRATION:

### 6.1 Application and Processing Fees:

Subject	Old Rates (₦)		New Rates (₦)	
	Residential	Commercial	Residential	Commercial
Land Application Form Fees	Private - 500	500.00	2,000.00	2,000.00
	Corporate – 1,000	1,000.00	5,000.00	5,000.00
	Industries – 1,500	1,500.00	5,000.00	5,000.00
Land Processing Fee (non refundable)	Residential – 2,000	3,000.00	5,000.00	10,000.00
	Residential Estate – 3,000	3,000.00	10,000.00	+ additional 2,000.00/Ha
	Filling Station	3,000.00		50,000.00
	Private schools			10,000.00
	<b>Industries:</b>			
	Light – 5,000			
	Heavy – 5,000			
Mining/Quarry – 10,000				
Dev. Charges:	Vol. Organization	75%	75% of applicable fee	-do-
	Residential – 2,500 Farm	3,500.00 10k	₦10.00/sqm	₦25.00/sqm 50k/sqm
<ul style="list-style-type: none"> <li>• Application for merger;</li> <li>• Application for extension;</li> <li>• Application for change in purpose clause.</li> </ul>	2,000.00	3,000.00	10,000.00	Flat
	2,000.00	3,000.00	10,000.00	Flat
	5,000.00	5,000.00	50,000.00	Flat

**7.0 MISC Transactions: (New Introduction)****7.1 *Standard Forms be designed and introduced in these transaction as:***

		<i>Approved Fees</i>
i. Application Form for consent to assign	-	₦ 2,000.00
ii. Application Form for Mortgage	-	₦ 2,000.00
iii. Application Form for part surrenders	-	₦ 2,000.00
iv. Application Form for sublease	-	₦ 2,000.00
v. Application Form for search	-	₦ 2,000.00

**8.0 *Processing Fees***

	<i>Old rates</i>	<i>New rates</i>
i. Consent to Assign	- 2,000.00	₦ 10,000.00
ii. Consent to Mortgage	- 2,000.00	₦ 5,000.00
iii. (a) Consent to part surrender	- 2,000.00	₦50,000.00
(b) Consent to part surrender Estates per App.	- 2,000.00	₦ 200,000.00
iv. Consent to sublease	- 2,000.00	₦ 10,000.00
v. Registration of Deeds	3% consideration	3% consideration
vi. Counterparts copies	- 100.00	₦ 1,000.00
vii. Deed of Release	- 200.00	₦ 1,000.00
viii.Registration of Power of Attorney	- 2,000.00	3% consideration or ₦ 10,000.00
ix. Voluntary Surrenders	- 500.00	₦ 2,000.00
x. Conditional/Part Surrenders	- 2,000.00	3% consideration
xi. Devolution Orders Fees	- 200.00	₦ 1,000.00
xii. Execution/Registration of C of O	- 1,000.00	₦ 1,000.00
xiii.Registration related to sublease or Sub-under lease	3% consideration/Annum	3% consideration/ Annum
xiv.Reg. of Instrument or petrol Filling Station	15% consideration	15% consideration
xv. Application for change of Name	- 500.00	₦ 5,000.00
xvi.C of O Preparation	- 500.00	₦ 1,000.00
xvii. Issuance of Fresh C of O or Replacement	- 3,000.00	₦ 100,000.00
xviii. R of O Preparation Fee	- 3,000.00	₦ 5,000.00
xix.Replacement of R of O	- 3,000.00	₦ 50,000.00
xx. Preparation of Certified True Copy		
a) C of O	- 30,000.00	₦ 150,000.00
b) R of O	- 3,000.00	₦ 50,000.00
xxi. Search Fees	- 500.00	₦ 5,000.00
xxii. Certified True Copy of Registered Document	- None	₦ 10,000.00
xxiii. Status Confirmation of Application	- None	₦ 2,000.00

**9.0 GROUND RENTS**

9.1 For the purpose of ground rents, the Ministry has designed and classified certain Areas within Karu and Lafia Urban Areas as Central Business Districts (C.B.D). They are:

**i. Lafia**

- UAC Road
- Doma Road
- Abuja Street
- Jos Road
- Makurdi Road

**ii. Karu**

- Mararraba

S/N	Land Use	Zone/Type	Old Rates (₦)	New Rates (₦)
1	Residential	Zone A Zone B Zone C Zone D	5,000.00 5,000.00 1,000.00 5,00.00	50,000.00 PH/A 40,000.00 PH/A 30,000.00 PH/A 20,000.00 PH/A
2	Commercial	Zone A: i. CBD ii. Others Zone B & C Zone D	10,000.00 PH/A 6,000.00 PH/A 6,000.00 PH/A 2,000.00 PH/A	100,000.00 PH/A 80,000.00 PH/A 60,000.00 PH/A 40,000.00 PH/A
3	Filling Station	-	-	200,000.00 PH/A
4	Industries	Heavy Light Agro-Allied	12,000.00 PH/A 6,000.00 PH/A 2,000.00 PH/A	25,000.00 PH/A 15,000.00 PH/A 5,000.00 PH/A
5	Others A B	Farming Voluntary Organization	0.1 PH/A  -	100.00 PH/A  75% of applicable charges

**10.0 TOWN PLANNING:**

S/N	Item	Category	Old Rates	New Rates
1	Site Analysis/Inspection Fees	Residential	₦ 200.00	₦ 3,000.00
2	Layout plan/SDP Approval Fees	i. Govt. and NGOs ii. Private Layout (Karu & Lafia) iii. Private Layout (other areas)	₦ 300.00Ha ₦ 1,000.00Ha ₦ 500.00Ha	₦ 1,000/Ha ₦ 2,000/Ha ₦ 1,500Ha
3	Contravention Fees	i. foundation Level ii. Lintel Level iii. Complete Structure	₦ 20/m2 ₦ 30/m2 ₦ 100/m2	₦ 50/m2 ₦ 80/m2 ₦ 150/m2
4	Environmental Impact Analysis Report (EIAR) Approval Fee	i. Petrol Filling Station ii. Industries iii. Multi - Purpose iv. Higher Institution v. Recreational /Hotel vi. Dev. Above 4 Floors vii.Dev. in Excess of 2Ha	₦ 2,000.00 ₦ 7,000.00 ₦ 5,000.00 ₦ 5,000.00 ₦ 2,500.00 ₦ 2,500.00 ₦ 2,000.00	₦ 5,000.00 ₦ 10,000.00 ₦ 10,000.00 ₦ 7,000.00 ₦ 5,000.00 ₦ 7,000.00 ₦ 5,000.00

**11.0 SURVEY AND MAPPING:**

**11.1** The new review of survey charges/fees is to adopt the provision of Survey “Rules and Regulations” for the control of Survey practice throughout the states of the Federation set out by the Surveyor Council of Nigeria (SURCON) in accordance with Cap 425 Laws of the Federation of Nigeria (1990). Accordingly, the upward review of the fees due to government are tabulated hereunder:

S/N	Area	Old Rates (₦)	New Rates (₦)	Remarks
1	Recognisance Survey	₦ 1,000.00	₦ 5,000.00	
2	Traversing fee	₦ 1,000.00	₦ 20,000.00	
3	Connection Fee	₦ 1,000.00	₦ 8,000.00	
4	Beacons	₦ 1,000.00	₦ 3,000.00/ Beacon	
5	Azimuth/Resection		₦ 5,000.00/set	
6	Transportation (Men & Materials)	₦ 100.00	₦10,000.00/20km radius	
7	Checking		₦ 5,000.00	
8	Prints (TDPs)	₦ 1,500.00/set	₦ 5,000.00/std size	
9	Tracing/Drafting Film (TDT)	₦ 500.00flat	₦ 5,000.00/std	
10	Survey Plan (Site Plan)	200flat	₦ 2,000.00Ha	
11	Maps Sales: i. Topo sheet Hard copy ii. Topo sheet Soft copy iii. Admin. Map (State) iv. LGA Map		₦ 2,500/copy ₦ 5,000/copy ₦ 5,000/copy ₦ 4,000/copy	Hard copy Soft copy
12	Intelligent sheet Inspection	100.00	₦ 1,000/hour	All map sheet inspection /search
13	Revision of Map	+20%(1-9)	+20%(1-9)	
14	Certificate of Deposits (C of D) for submitted Survey Jobs/Works by Surveyors charged at 3% of cost of Survey.			
15	Certified Title Deed Plans for litigation etc at N 10,000/statndard size.			
16	Rent/Lease of survey equipment/consultancy services are charged at ₦ 15,000.00/day			

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- 12.0** For speedy service delivery, all application for statutory titles shall now be accompanied by survey plans drawn in compliance with cap 425 Laws of Federation project of all lands. Also, layout plan design (both public and private), part surrender and other miscellaneous transaction shall be based on survey plan as provided for in the approved survey rules and regulations.

Approved at Lafia this 8<sup>th</sup> day of March, 2012.

UMARU TANKO AL-MAKURA  
Governor,  
Nasarawa State of Nigeria