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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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N.S.L.N. No. 4 of 2012.

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



NO. 4 OF 2012

8th 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 cadastral and production of Master Plan for six urban centres of the State namely: *Lafia, Keffi, Akwanga, Nasarawa Karu, and Doma Planning Areas*
- 2.0** Similarly, the Nasarawa Geographical Information System (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 rents and other related 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 and transactions as follows:

Zone	Old Areas	Approved Areas
A	Lafia, karu & keffi	Lafia, karu, keffi & Nasarawa
B	Akwanga, & Nasarawa	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			Approved Rates (₦)	
			Residential / Commercial	
Land Application Form Fees	Private		2,000.00	2,000.00
	Corporate		5,000.00	5,000.00
	Industries		5,000.00	5,000.00
Land Processing Fee (non refundable)	Residential		5,000.00	10,000.00
	Residential Estate		10,000 +	2,000.00/Ha
	Filling Station		additional	50,000.00
	Private schools			10,000.00
	Industries:			
	Light			
	Heaving			
	Mining/Quarry			
	Vol. Organization	→	75% of application fee	
	Dev. Charges:			
Residential		₦10.00/sqm	₦25.00/sqm	
<ul style="list-style-type: none"> • Application for merger; • Application for extension; • Application for change in purpose clause. 			10,000.00	Flat
			10,000.00	Flat
			50,000.00	Flat

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

		<i>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>rates</i>
i. Consent to Assign		₦ 10,000.00
ii. Consent of Mortgage		₦ 10,000.00
iii. (a) Consent to part surrender		₦50,000.00
(b) Consent to part Estates per App.		₦ 200,000.00
iv. Consent to sublease		₦ 10,000.00
v. Registration of Deeds	3% consideration	3% consideration
vi. Counterparts copies		₦ 1,000.00
vii. Deed of Release		₦ 1,000.00
viii. Registration of Power of Attorney		3% consideration or ₦ 10,000.00
ix. Voluntary Surrenders		₦ 2,000.00
x. Conditional/Part Surrenders		3% consideration
xi. Devolution Orders Fees		₦ 1,000.00
xii. Execution/Registration of C of O		₦ 1,000.00
xiii. Registration related to sublease or Sub-under lease		3% consideration
xiv. Reg. of Instrument or petrol Filling Station		Annually 15% consideration
xv. Application for change of Name		₦ 5,000.00
xvi. C of O Preparation		₦ 1,000.00
xvii. Issuance of Fresh C of O or Replacement		₦ 100,000.00
xviii. R of O Preparation Fee		₦ 5,000.00
xix. Replacement of R of O		₦ 50,000.00
xx. Preparation of Certified True Copy		
a) C of O		₦ 150,000.00
b) R of O		₦ 50,000.00
xxi. Search Fees		₦ 5,000.00
xxii. Certified True Copy of Registered Document		₦ 10,000.00
xxiii. Status Confirmation of Application		₦ 2,000.00

9.0 GROUD RENTS**9.1 Central Business District (C.B.D)****i. Lafia**

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

ii. Karu

- Mararraba

S/N	Land Use	Zone/Type	Approved Rates (N)
1	Residential	Zone A Zone B Zone C Zone D	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	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	25,000.00 PH/A 15,000.00 PH/A 5,000.00 PH/A
5	Others A B	Farming Voluntary Organization	100,000.00 PH/A 75% of application charges

10.0 TOWN PLANNING:

S/N	Item	Category	Approved Rates
1	Site Analysis/Inspection Fees	Residential	₦ 3,000.00
2	Layout plan/SDP Approval Fees	i. Govt. and NGOs ii. Private Layout (Karu & Lafia) iii. Private Layout (other areas)	₦ 1,000/Ha ₦ 2,000/Ha ₦ 1,500Ha
3	Change of Purpose	i. Residential - Commercial ii. Residential – Industries iii. Commercial - Industries iv. Commercial - Residential	₦ 7,500.00 ₦ 10,000.00 ₦ 15,000.00 ₦ 5,000.00
4	Application for Extension	i. Residential ii. Commercial iii. Industries iv. Others	₦ 10,000.00 ₦ 20,000.00 ₦ 25,000.00 ₦ 10,000.00
5	Contravention Fees	i. foundation Level ii. Lintel Level iii. Complete Structure	₦ 50/m2 ₦ 80/m2 ₦ 150/m2
6	Environmental Impact Analysis Report (EIAR)	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	₦ 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 proposed 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 proposed upward review of the fees is hereby presented for consideration. The details of fees due to government are tabulated hereunder:

S/N	Area	Approved Rates (₦)	Remarks
1	Recognition Survey	₦ 5,000.00	
2	Traversing fee	₦ 20,000.00	
3	Connection Fee	₦ 8,000.00	
4	Beacons	₦ 3,000.00	
5	Azimuth/Resection	₦ 5,000.00/set	
6	Transportation (Men & Materials)	₦10,000.00km radius	
7	Checking	₦ 5,000.00	
8	Prints (TDPs)	₦ 5,000.00/std size	
9	Tracing/Drafting Film (TDT)	₦ 5,00.00/std	
10	Survey Plan (Site Plan)	₦ 2,000.00Ha	
11	Maps Sales: i. Topo sheet ii. Topo sheet 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	₦ 1,000/hour	All map sheet inspection /search
13	Revision of Map	+20%(1-9)	
14	Certificate of Deposits (C of D) for submitted Survey Jobs/Works by Surveyors bill be assessed and charged at 3% of cost of Survey.		
15	Certified Tilled Deep Plans for litigation etc at N 10,000/statndard size.		
16	Equipment Rental/Consultancy Service: Occasionally, Government, MDAs, Private Organizations request for the use of our equipment on loan/lease/rental. Such equipment may include Dual Frequency GPS single frequency GPS, handheld GPS, total station theodolite, level etc. this shall be charge at N 15,000/day with staff assistant attached		

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**12.0 NON ACCEPTANCE OF SITE PLAN AS PART OF DOCUMENT
ACCOMPANY APPLICATION FOR STATUTORY GRANTS ON
LAND IN NASARAWA STATE:**

- 12.1** 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 for survey rules and regulations.

SUNNY AGASSI

Hon. Commissioner,

Ministry Of Land, Survey and Town Planning

9th February, 2012.

Approved at Lafia this 8th day of March, 2012.

UMARU TANKO AL-MAKURA
Governor,
Nasarawa State of Nigeria