



# NASARAWA GEOGRAPHIC INFORMATION SERVICE (NAGIS)

Jos Road, Opposite Federal Secretariat Lafia, Nasarawa State

Office Hours: 8:00am - 4:00pm (Mondays - Fridays)

NAGIS helpline 0805 482 2552 or 0703 267 7637

## PROPERTY REGISTRATION GUIDELINES (INDIVIDUAL AND ORGANIZATION)

In accordance with the provisions of NAGIS Land Use Regulations 2019 Section 7(iv)

### Statutory Certificate of Occupancy (SRI/SRO) Registration Process

NAGIS is the only official GIS data source for the State. Governed by rules and regulations and fee Schedules contained in the NAGIS Land Use Regulations 2019 and other Land Use Policy Documents approved by the Governor

#### Step1: Documentation required:

Applicants who have successfully received their Rofo are expected to only fill and sign an Acceptance letter at the NAGIS Head office Lafia or Karu Service Center for terms and conditions which allow the Agency to print white copy of CofO for vetting by the Surveyor General's office.

#### Step 2: CofO White Copy Printing, Signing and Collection: (Within 10 working days)

CofO forms for cleared white copies are printed and sent back to the Surveyor General's office for his signature and seal, after which they are sent to His Excellency, The Executive Governor of Nasarawa State for his Signature. After the Governor's signature, Forms are sent to the office of the Deed Registrar for his signature, seal, and registration in the Deed Registry.

#### Step 3; CofO collection:

Notifications are sent via phone calls, text, and emails for CofO sent from the Deed Registrar and ready for collection after all outstanding charges are settled.

All outstanding charges must be settled before collection and fees are payable only through the Nasarawa State Central Billing System [www.nasarawaigr.com](http://www.nasarawaigr.com) following the process below

- Visit [www.nasarawaigr.com](http://www.nasarawaigr.com)
- Click make payment, if you are making a one-time payment to fulfill all amounts on an already generated payment, or click 'generate invoice' if making a part payment and follow a similar step as when making payment for Rofo. Steps to generate a new invoice to pay for outstanding fees are
- Click generate invoice

- Search GROUND RENT (MINISTRY OF LANDS/NAGIS)'.
- Click PROCEED
- Create PAYER PROFILE by entering details of applicant and PROCEED
- An applicant invoice ID is instantly given.
- Enter the right amount to pay.
- Click Confirm Invoice.
- Make payments using this invoice number as the account number.
- Download and print receipt.

If making a payment with already generated invoice, the steps below are to be followed;

- Enter Bank 3D Invoice Number (BIN) which is a unique number that is at the top right of the Account statement given to you.
- In place of amount, enter the full amount as on the Account statement received from the NAGIS office
- Make payment using invoice number which is applicant's **BIN:\*\*\*\*\*** as an account number using any convenient payment method (e.g Bank transfer, POS, online banking etc). Follow steps to make the final payment to the bank (Parkway Ready Cash as bank name).
- Download Payment Receipt.

#### **Step 4; Conveyance and scanning:**

Conveyances for CofO collected are scanned as proof OF collection.

**Note:** While processing land title, an applicant is equally expected to interface with the Ministry of Lands and Urban Development which also hosts the Office of the Surveyor-General of the state. The Ministry is located along Jos Road, Opposite the Federal Secretariat, Lafia and can be contacted on 08032783836

The Nasarawa Geographic information service is available to provide any further information required. Please call the NAGIS helplines 0805 482 2552 and 0703 267 7637 or visit our website on [www.nagis.org](http://www.nagis.org)

**SIGNED**  
 THE DIRECTOR GENERAL  
 NASARAWA GEOGRAPHIC INFORMATION SERVICE  
 NASARAWA STATE  
 30TH DECEMBER 2022

## APPENDIX

### 1.0 LAND ADMINISTRATION FEES AND RATES

#### 1.1 Application and Processing Fees: (approved Amendments)

The computerization of the MLSTP with the new NAGIS System brings in the Opportunity to speed up the Processing of C-of-O and Land Revenue. For the System based Standard calculation of Bills and faster Revenue, some of the former Rates for the manual based calculation need to be changed or combined.

The proposed Land Application Fees should enhance a secure and fast Land Application Process and avoid misuse of documents. The free Land Application Forms has to be submitted with a Bank-Teller or E-Payment Teller to the MLUD / NAGIS or Nasarawa State Ministry of Finance Lands Revenue Account. The proposed Rates for Land Processing included the former Form Fee as well as the former R-of-O Preparation Fee and former Site Inspection Fee.

The valuation of Land Application Processing Fee comes now by the **Type of Applicant** and not anymore by the Land-use of the Plot of Land.

Subject	Old Fees (before Feb 2012)		Former Fees (approved Feb 2012)		Current Fees NAGIS System (approved 5. Oct 2013)	
	Residential	Commercial	Residential	Commercial	Individual	Organizational
Land Application Form Fees	Private: 500 Corporate: 1,000 Industries: 1,500	Private: 500 Corporate: 1,000 Industries: 1,500	Private: 2,000 Corporate: 5,000 Industries: 5,000	Private: 2,000 Corporate: 5,000 Industries: 5,000	<b>FREE</b>	<b>FREE</b>
Land Processing Fees (non refundable)	Residential: 2,000 Res. Estate: 3,000  Filling Stat.: -- Priv.School: --  <u>Industries:</u> Light: 5,000 Heavy: 5,000 Mining/ Quarry: 10,000 Voluntary Org.  <u>Dev Charges:</u> Residential: 2,500	Residential: 3,000 Res. Estate: 3,000  Filling Stat.: 3,000 Priv.School: 3,000  <u>Dev Charges:</u> Residential: 3,500	Residential: 5,000 Res. Estate: 10,000 + additional  <u>Industries:</u> Light: 5,000 Heavy: 5,000 Mining/ Quarry: 10,000 Voluntary Org. 75% of Application  <u>Dev Charges:</u> N 10.00 / m <sup>2</sup>	Com Activity: 10,000 Res. Estate: 2000/Ha  Filling Stat.: 50,000 Priv.School: 10,000  <u>Dev Charges:</u> N 25.00 / m <sup>2</sup> Farm 50k/ m <sup>2</sup>	Old Rates Sum: Form 2,000 Processing + 5,000R-of-O Fee + 5,000 Site Inspection + 3,000 = 15,000  <b>New Processing Fee includes: New Form-Fee, Processing Fee' R-of-O Prep.- Fee,  PRIVATE 15,000</b>  (Dev. Charges are included in <b>R-of-O Bill</b> )	Old Rates Sum: Form 5,000 Processing. +10,000R-of-O Fee + 5,000 Site Inspection + 3,000 = 23,000  <b>New Processing Fee includes: New Form-Fee, Processing Fee' R-of-O Prep.- Fee,  Corporate 30,000 Institutional 20,000 NGO 10,000 Governmental free Diplomatic 50\$</b>  (Dev. Charges are included in <b>R-of-O Bill</b> )

R-of-O Fee	3,000	3,000	5,000	5,000	Included	included
Site Inspection Fee (TP)	200	200	3,000	3,000	Included	included

## 1.2 Development Charge Rates for the automated R-of-O Bill calculation in the NAGIS Land Information System

The Rate is given by the Land-Use / Purpose Clause in the different Zones and will be multiplied by the Size (LU/Zone = Rate \* m<sup>2</sup>). Special Rates for **Commercial Business District (CBD)** applies only for Commercial Uses or Commercial related Uses like Mix-Use and Industrial. The increased Proposed Rates are meant to compensate the Reduction of the Application Fee.

### Development Charge Rate in Naira per m<sup>2</sup>

Land-Use / Purpose Clause	CBD			Zone A			Zone B			Zone C			Zone D		
	old	past	current	old	past	current	old	past	current	Old	past	current	old	past	current
Private Residential	2.5	10	18	2.5	10	18	2.5	10	15	2.5	10	12	2.5	10	10
Staff Quarter / Lifecamp	3.5	10	18	2.5	10	18	2.5	10	15	2.5	10	12	2.5	10	10
Government Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial (Residential Housing Estate)	3.5	25	35	3.5	25	30	3.5	25	28	3.5	25	26	3.5	25	25
Commercial Activity (not specified)	3.5	25	35	3.5	25	30	3.5	25	28	3.5	25	26	3.5	25	25
Commercial (Shopping Complex, Shop, Market)	3.5	25	35	3.5	25	30	3.5	25	28	3.5	25	26	3.5	25	25
Commercial (Petrol Filling Station)	3.5	30	45	?	30	45	?	30	40	?	30	40	?	30	40
Mix Use / Multifunctional	3.5	25	35	3.5	25	30	3.5	25	28	3.5	25	26	3.5	25	25
Industrial (Heavy Industry)	3.5	25	35	3.5	25	30	3.5	25	28	3.5	25	26	3.5	25	25
Industrial (Light Industry)	3.5	25	35	3.5	25	30	3.5	25	28	3.5	25	26	3.5	25	25
Industrial (AGRO Industry)	3.5	25	35	3.5	25	30	3.5	25	28	3.5	25	26	3.5	25	25
Public Institution (Government Educational Inst.)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Public Institution (Government Offices)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Public Institution (Educational Use)	3.5	25	30	3.5	25	27	3.5	25	25	3.5	25	23	3.5	25	20
Public Institution (Religious Institution)	3.5	25	30	3.5	25	27	3.5	25	25	3.5	25	23	3.5	25	20
Public Institution (Health Facilities)	3.5	25	30	3.5	25	27	3.5	25	25	3.5	25	23	3.5	25	20
Public Institution (NGO / Voluntary Org.)	3.5	25	30	3.5	25	27	3.5	25	25	3.5	25	23	3.5	25	20
Public Utility Unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agriculture (Horticulture / Farming)	0	0.5	1.5	0	0.5	1.5	0	0.5	1	0	0.5	0.5	0	0.5	0.5
Recreational (Parks / Entertainment)	3.5	25	35	3.5	25	30	3.5	25	28	3.5	25	25	3.5	25	25
Transportation (Motor Park / Lorry Trailer Park)	3.5	25	35	3.5	25	35	3.5	25	28	3.5	25	25	3.5	25	25

### 1.3 Ground Rent Rates for the automated R-of-O Bill calculation in the NAGIS Land Information System

The Rate is given by the Land-Use / Purpose Clause in the different Zones and will be multiplied by the Size (LU/Zone = Rate \* m<sup>2</sup>).

Special Rates for **Commercial Business District (CBD)** applies only for Commercial Uses or Commercial related Uses like Mix-Use and Industrial.

#### Proposed increase on Ground Rent Rate in Naira per m<sup>2</sup>

Land-Use / Purpose Clause	CBD			Zone A			Zone B			Zone C			Zone D		
	old	past	current	old	past	current	old	past	current	old	past	current	old	past	current
Private Residential	0.5	5	8	0.5	5	8	0.5	4	7	0.1	3	5	0.05	2	3
Staff Quarter / Lifecamp	0.5	5	8	0.5	5	8	0.5	4	7	0.1	3	5	0.05	2	3
Government Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial (Residential Housing Estate)	1	10	25	1	8	20	0.6	6	15	0.6	6	10	0.2	4	6
Commercial Activity (not specified)	1	10	25	0.6	8	20	0.6	6	15	0.6	6	10	0.2	4	6
Commercial (Shopping Complex, Shop, Market)	1	10	25	0.6	8	20	0.6	6	15	0.6	6	10	0.2	4	6
Commercial (Petrol Filling Station)	1	20	55	?	20	55	?	20	50	?	20	50	?	20	50
Mix Use / Multifunctional	1	10	22	0.6	8	20	0.6	6	15	0.6	6	10	0.2	4	6
Industrial (Heavy Industry)	1.2	2.5	8	1.2	2.5	5	1.2	2.5	4	1.2	2.5	4	1.2	2.5	3.7
Industrial (Light Industry)	0.6	1.5	5	0.6	1.5	3	0.6	1.5	2.5	0.6	1.5	2.5	0.6	1.5	2.2
Industrial (AGRO Industry)	0.2	2.5	5	0.2	0.5	3	0.2	0.5	2.5	0.2	0.5	2.5	0.2	0.5	2.2
Public Institution (Government Educational Inst.)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Public Institution (Government Offices)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Public Institution (Educational Use)	0.5	7.5	10	0.5	6	8	0.5	4.5	6	0.5	4.5	6	0.5	3	4
Public Institution (Religious Institution)	0.5	7.5	10	0.5	6	8	0.5	4.5	4.5	0.5	4.5	4.5	0.5	3	3
Public Institution (Health Facilities)	0.5	7.5	8	0.5	6	6	0.5	4.5	6	0.5	4.5	6	0.5	3	4
Public Institution (NGO / Voluntary Org.)	0.5	7.5	10	0.5	6	8	0.5	4.5	6	0.5	4.5	6	0.5	3	4
Public Utility Unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agriculture (Horticulture / Farming)	0.00001	0.01	0.1	0.00001	0.01	0.1	0.00001	0.01	0.05	0.00001	0.01	0.03	0.00001	0.01	0.02

Recreational (Parks / Entertainment)	1	10	20	6	8	18	6	6	10	6	6	10	2	4	6
Transportation (Motor Park / Lorry Trailer Park)	1	10	20	6	8	18	6	6	10	6	6	10	2	4	6

### 1.1 a Reasons to Review the Property Registration Application Process

For a more easier and faster Revenue with the NAGIS LIS automated Revenue System, some changes has to be made for the Application Processing. The Land Process is for lager and small Plots the same Procedure and as well as the Land Use should not make the difference in the Amount for Application. Application Processing Fees should be paid by the nature of the Applicants body like Corporate Companies, Private Individuals, Institutions or Diplomatic.Note:

- easier and faster Application Process necessary,
- combining Fees to simplify the Application and Registry Process (Form Fee, Processing Fee, R-of-O Fee, Site Inspection Fee are combined)
- Reduction for big Plots should encourage specially the Corporate with big Plots to apply sooner for to Registration, (increase of Development Levy)
- Flat Rates ensure a faster and more simple Payment procedure,
- Free Application Forms encourage Property Owner to apply sooner (free entrance concept)
- Free Application Forms also reduce the cost by the MLUD (Applicants can copy the Forms by them self, as well as changes are easily implementedwithout wasting existing Forms, no Stock holding),
- The new Forms are more detailed,
- Payment and Form can be submitted together with Required Documents to the same time (no calculation of Fees by plot size necessary),

### 1.2 a Reasons to Review the Standard Development Charge (Development Levy, DL)

To cover the smaller Income from lager plots by the Application Process, the Development Charge has to be increased with few Naira. For a more fair charge the Rates are reviewed to charge also according to the value of the Land in the different Zones and according to the Land Use. Therefore the Rates inthe Rural Areas get reduced while in Urban Areas increased. The Development Levy will be billed together with other Fees in the R-of-O Bill (see 1.4).

Note:

- fair way to charge the Property Owners according to the value of the Land between Urban and Rural Areas,
- fair charges by a more detailed conception of the Land Use description (Office <=> Hotel <=> PFS <=> Moto-Parks <=> Recreation e.g.)
- the Total Increase are in the Range of 1 to 5 Naira per Square Meter for most Uses in the Zone A and B only,
- Petrol Filling Station (PFS) get higher Increase in all Zones (from 30 to 40 Naria per sqm),
- Reduction in Rural Areas (Zone D),
- no changes in Zone C,
- Major Roads Corridors and selected Markets are assigned to be Commercial Business District (CBD) and the DL and GR for Commercial Activitiesare higher than in other Areas to avoid the high concentration along those places,
- To cover the less Income in the easier Application Process for the large Sized Plots,
- Development Levy in Nasarawa State are not to compare the FCT Premium because of less Infrastructure Development,
- Premium Charges are applicable for new Government Layouts and apply to selected Districts / Cadastral Zones (Rates to be defined by Layouts),

- Zone A has been adjusted around the developed Areas only and massive reduced. Therefore less numbers of Plots are within Zone A.
- Adaption of Change of Naira value and Inflation

### **(Aa) New Government Layouts**

The Rates and the Application for the Processing should be separated from Property Registration of Customary or Traditional Titles.

Application for Plot of Land from Government Layouts (Land Allocation) Note:

free new Application Form and Application Fees different from Property Registration,  
compiled Fees are included in one Amount,  
Allocation by the MLUD and the Governor (compiled Land Approvals)

Development Charge

Premium can take place in state of Development Levy to cover the higher Investment for the Infrastructure,  
Premium Rates are higher than Development Levy and includes the Planning Cost for the new Layouts as well as Infrastructure

Ground Rent

should be similar to the Zone Concept and close to the General Ground Rent Rates of the State,  
new Layouts can be assigned to be in Zone A as Urban Area even they are just planned in view of a fast development,

### **1.3 a Reasons to Review the Ground Rent Rates (GR)**

To separate Commercial Uses with higher Income from ordinary Residents with low income and those who serve the State like Institutions as well as local Farming from Industrial Production it is necessary to make a more detailed distinctions.

Note:

- 5 years Rent Revision is optional,
- The increase takes place for Residential Use with 50% in all Zones,
- Commercial and Industrial Uses are increased by 50% in Zone B, C and D and 100% in CBD and Zone A,
- No changes to Religious Institutions
- Nasarawa State Ground Rent can be valued closer to the FCT Ground Rent Rates only outside of the FCC because of a similarity of the Areas,
- the CBD concept is also assigned for Ground Rent Rates along the Major Roads and selected Markets for Commercial Uses,
- Zone A has been adjusted around the developed Areas only and massive reduced. Therefore less numbers of Plots are within Zone A.
- Adaption of Change of Naira value and Inflation



#### 1.4 Automated R-of-O Bill from the NAGIS Land Information System

To implement a faster compact billing and Register of the Property it is necessary to compile several Fes in the new R-of-O Bill. The R-of-O Bill will be issued together with new Right-of-Occupancy and the Acceptance Letter of Terms.

The Rates and Fees are applicable to the Year of the R-of-O (Commencement Date max. 2 Month after R-of-O). Following Fees are included in the R-of-O:

**Ground Rent of the remaining Days of the Year:** The Rate is related to the Land-Use and Zone and multiplied by Size in m<sup>2</sup>  
(Only the year of the R-of-O. GR has to be paid in advanced. Demanding for GR comes at a separate Ground Rent Demand)

**Development Charge / (Premium):** The Rate is related to the Land-Use and Zone and multiplied by Size in m<sup>2</sup>

**C-of-O Registration Fee:** 1,000 Naira

**C-of-O Preparation Fee:** **5,000 Naira** (to cover the cost of the new secured C-of-O Form)

**Survey Fee:** **1.5 Naira per m<sup>2</sup> + 1,500 Naira** (includes GIS Processing, Charting and Processing of Title Deed Plan)

**Improvement:** applied by the Land Owner or imposed by the MLUD (minimum Standard Amount)

**Rent Revision:** every 5 Years

You may wish to please refer to the above Right of Occupancy granted in your favour with the particulars shown below:

Plotnumber:	<b>19054</b>	Plot Size:	<b>3276.96m<sup>2</sup></b>
District / L.G.A.:	<b>KORODOMA</b>	Rent Rate:	<b>₦ 20.00/m<sup>2</sup></b>
Lease Term:	<b>99 YEARS</b>	Rent per Annum:	<b>₦ 65,539.20</b>
Date Issued:	<b>08/07/2013</b>	Date of Expiration:	<b>08/07/2112</b>

The Rent and Fees payable are made up as follows:

General Landuse:	<b>COMMERCIAL</b>	Purpose:	<b>PETROL FILLING STATION</b>
Rent from:	<b>08/07/2013</b>	to	<b>31/12/2013 (176 DAYS):</b>
			<b>₦ 31,602.46</b>
C-of-O Preparation Fee:	<b>₦ 5,000.00</b>	Registration Fee:	<b>₦ 1,000.00</b>
Survey Fee and Cost of Plan:	<b>₦ 4,776.96</b>	Dev.Charge / Prem. (30.00/m <sup>2</sup> ):	<b>₦ 98,308.80</b>
Less amount deposited:		-	<b>₦ 0.00</b>
You are therefore requested to pay the TOTAL of:			<b>₦ 140,688.00</b>

#### 1.5 Ground Rent Demand

The Ground Rent is related to the Land-Use and Zone and multiplied by Size in m<sup>2</sup>

Ground Rent has to be paid by the Land Owner in advanced. A Penal Rent of **5%** will be added of the Ground Rent Fee of the Year after March of the Due Year. A Ground Rent Demand will be issued.

Rent Revision of the Ground Rent is advised by every 5 Years.

## 1.6 Amendments

### Zones and Commercial Business Districts

In View of the different Value of Land in various Parts of State, the Zoning System determines the Rates for Ground Rent and Development Charges.

**The Following 6 Urban Areas has been defined:**

**Lafia Urban Area, Karu Urban Area, Keffi Urban Area, Nasarawa Urban Area, Akwanga Urban Area, Doma Urban Area, Kokona Urban Area (Garaku)**

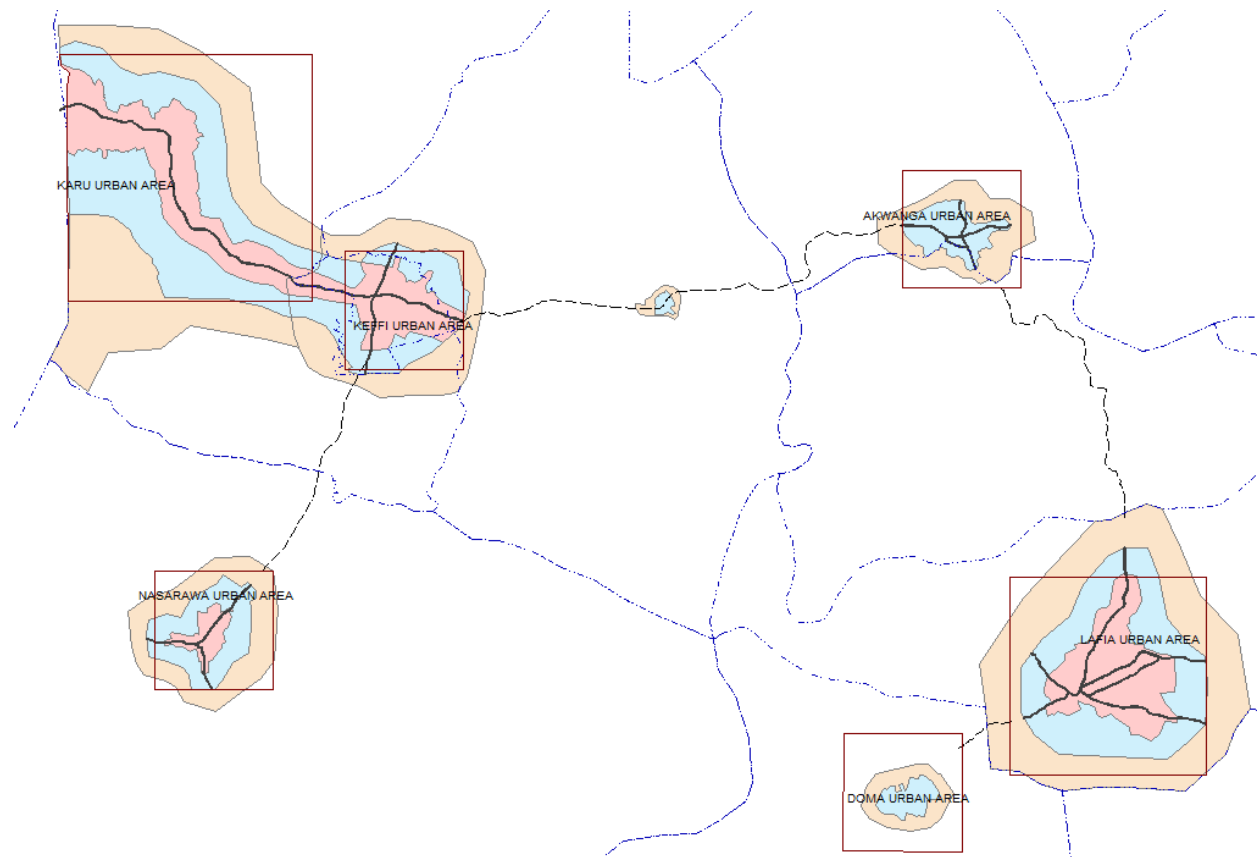
The Following Zones has been defined:

**ZONE A:** Lafia Urban Area, Karu Urban Area, Keffi Urban Area, Nasarawa Urban Area

**ZONE B:** Akwanga Urban Area, Doma Urban Area, Kokona Urban Area (Garaku)

**ZONE C:** Other Urban Area not included in ZONE A and B

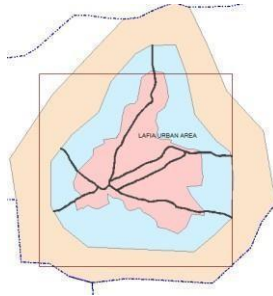
ZONE D: Rural Areas



## 1.7 The Commercial Business Districts (CBD) are following Urban Area Zone A and Zone B

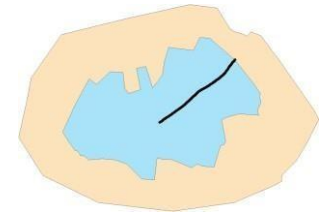
### Lafia Urban Area Zone A and Zone B

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



### Akwanga Urban Area Zone B

- Lafia - Doma Road



### Karu Urban Area Zone A and Zone B

- Abuja - Keffi Expressway

### Keffi Urban Area Zone A and Zone B

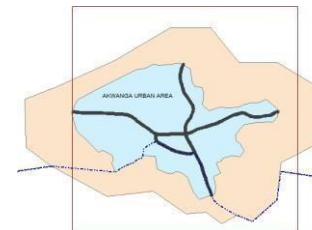
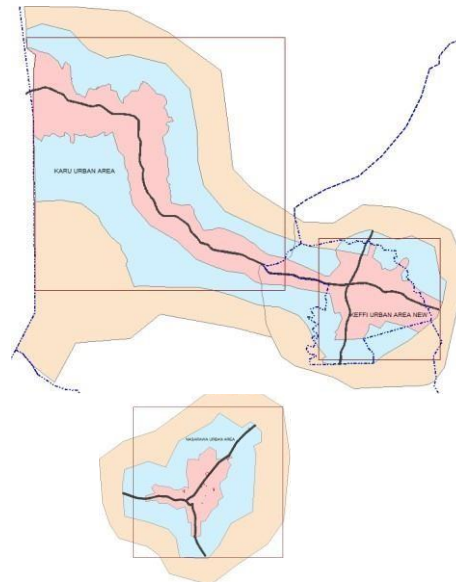
- Keffi - Abuja Expressway
- Keffi - Akwanga Road
- Kaduna Road
- Nasarawa Road

### Nasarawa Urban Area Zone A and Zone B

- Keffi Road
- Abaji Road

### Akwanga Urban Area Zone B

- Akwanga - Keffi Road
- Lafia Road
- Akwanga Bypass
- Jos Road
- Wamba Road



The definition of the CBD Boundary in View of the Location along the Major Roads, is made by

### **150 m Buffer.**

Every Commercial Plot or Commercial related Plotlike Mix Use or Industrial within the Buffer or is touched by the Buffer will be charged with CBD

## 1.8 Misc Transaction

<b>Consent to Assign</b>		<b>Naira</b>
- Application Form		2,000
- Processing Fee		10,000
- Registration of Deed	3% consideration	
- Counterparts Copies		1,000

<b>Consent Mortgage</b>		
- Application Form		2,000
- Processing Fee		5,000
- Registration of Deed	3% consideration	
- Counterparts Copies		1,000
- Deed of Release		1,000

<b>Consent Part Surrender</b>		
- Application Form		2,000
- Processing Fee		50,000
- Processing Fee Estate per App.		200,000
- Registration of Deed	3% consideration	
- Counterparts Copies		1,000

<b>Consent Sublease</b>		
- Application Form		2,000
- Processing Fee		10,000
- Registration of Deed	3% consideration	
- Counterparts Copies		1,000

## 1.9 Certified True Copy

- Certified True Copy of Registered Document	10,000
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<b>Power of Attorney</b>		<b>Naira</b>
- Application Form		?????
- Processing Fee		?????
- Registration of Deed	3% consideration	
- Counterparts Copies		1,000

<b>Change of Name (Ownership)</b>		
- Application Form		?????
- Processing Fee		5,000

<b>Additional</b>		
Voluntary Surrenders		2,000
Conditional / Part Surrender	3% consideration	
Devolution Order		1,000
Registration related to Sublease or		
Sub-under lease	3% consideration / Annum	
Reg. of Instrument or PFS	15% consideration	

<b>Replacements</b>		
Replacement of R-of-O		20,000
Issuance of Fresh C-of-O or Repl.		100,000

- Preparation of Certified True Copy / R-of-O	50,000
- Preparation of Certified True Copy / C-of-O	150,000

## **2.0 Search Fees**

- Application Form for Search	2,000
- Search Fee	5,000
- Status Confirmation of Application	2,000

## **2.1 Application for Plot of Land (Government Layout)**

- Private Individual	50,000
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### **Organizational**

- Commercial	80,000
- Institutional	65,000
- NGO	40,000
- Diplomatic	\$ 75

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## 1.0 LAND ADMINISTRATION FEES AND RATES

### 1.1 Application and Processing Fees: (proposed Amendments)

The computerization of the MLSTP with the new NAGIS System brings in the Opportunity to speed up the Processing of C-of-O and Standard calculation of Bills and faster Revenue, some of the former Rates for the manual based calculation need to be changed or corrected. The proposed Land Application Fees should enhance a secure and fast Land Application Process and avoid misuse of documents. The fees to be submitted with a Bank-Teller or E-Payment Teller to the MLUD / NAGIS or Nasarawa State Ministry of Finance Lands Revenue. Land Processing are including the former Form Fee as well as the former R-of-O Preparation Fee and former Site Inspection Fee. The valuation of Land Application Processing Fee comes now by the Type of Applicant and not anymore by the Land-use of the Plot.

Subject	Old Fees (before Feb 2012)		New Fees (approved Feb 2012)		Private
	Residential	Commercial	Residential	Commercial	Individual
Land Application Form Fees	Private: 500 Corporate: 1,000 Industries: 1,500	Private: 500 Corporate: 1,000 Industries: 1,500	Private: 2,000 Corporate: 5,000 Industries: 5,000	Private: 2,000 Corporate: 5,000 Industries: 5,000	<b>FREE</b>
Land Processing Fees (non refundable)	Residential: 2,000 Res. Estate: 3,000  Filling Stat.: -- Priv.School: --  <u>Industries:</u> Light: 5,000 Heavy: 5,000 Mining/ Quarry: 10,000 Voluntary Org.  <u>Dev Charges:</u> Residential: 2,500	Residential: 3,000 Res. Estate: 3,000  Filling Stat.: 3,000 Priv.School: 3,000  <u>Dev Charges:</u> Residential: 3,500	Residential: 5,000 Res. Estate: 10,000 + additional  <u>Industries:</u> Light: 5,000 Heavy: 5,000 Mining/ Quarry: 10,000 Voluntary Org. 75% of Application  <u>Dev Charges:</u> N 10.00 / m <sup>2</sup>	Com Activity: 10,000 Res. Estate: 2000/Ha  Filling Stat.: 50,000 Priv.School: 10,000  <u>Dev Charges:</u> N 25.00 / m <sup>2</sup> Farm 50k/ m <sup>2</sup>	Old Rates Sum: Form 2,000 Processing + 5,000 R-of-O Fee + 5,000 Site Inspection + 3,000 = 15,000  <b>New Processing Fee includes: New Form-Fee, Processing Fee, R-of-O Prep.-Fee,  PRIVATE 15,000</b>  (Dev. Charges are included in R-of-O Bill)
R-of-O Fee	3,000	3,000	5,000	5,000	<b>included</b>
Site Inspection Fee (TP)	200	200	3,000	3,000	<b>included</b>

*Signature*

