

## MINISTRY OF LAND HOUSING AND URBAN DEVELOPMENT

### A. APPLICATION FORM FEE (Non Refundable)

(a)	Residential	N5,000.00
(b)	Commercial	N10,000.00
(c)	Industrial	N15,000.00
(d)	Educational	N7,000.00
(e)	Agricultural	N5000.00
(f)	Recreational	N15,000.00
(g)	Subsequent transactions	N5,000.00
(h)	Change of Land Use Form	N20,000.00
	Valuation Processing Fees	
(a)	Probate valuation (flat rate)	
(b)	Valuation for assignment	
(c)	Assessment of compensation on request	

### B. GROUND RENT (Per Annum)/RE-CERTIFICATION FEES

(a)	Residential: (i) Towns	10.00/m <sup>2</sup>
	(ii) Village	N5.00/m <sup>2</sup>
(b)	Commercial:	N55.00/m <sup>2</sup> (30% upward)
(c)i	Industrial (Small and Medium scale)	N10.00/m <sup>2</sup>
ii	Industrial (Heavy Duty)	N20.no/m <sup>2</sup> (30% upward)
(d)	Educational	N5.00/m <sup>2</sup>
(e)	Religious	N2.00/m <sup>2</sup>
(f)	Recreational	N5.00/m <sup>2</sup>
(g)	Agricultural	N2.00/m <sup>2</sup>
(h)	Recertification Fee	N20,000.00
(i)	Quarry Site	N50.00/m <sup>2</sup>
(j)	Mast Site ( Internet/GSM)	N50.00/m <sup>2</sup>
(k)	Fibre Optic	500/linear meter
(l)	Petrol Station	55/m <sup>2</sup>
(m)	Office	55/m <sup>2</sup>
(n)	Power substation	100/m <sup>2</sup>
(o)	Distribution substation	50/m <sup>2</sup>
NOTE: Minimum Annual Ground Rent payable is		

### C. SURVEY FEES

(a)	Survey Bill (at least 450sqm)	N10,000.00
(b)	Charting of minning lease (as least 1000sqm)	N15,000.00
(c)	Lodgment (at least 450sqm) for private	N10,000.00
(d)	Processing of R of O (at least 450sqm)	N2,500.00

### D. DOCUMENT REGISTRATION AND SEARCH FEE

(I)	Deed of Mortgage	2% of Consideration
(ii)	Deed of Assignment	3% of consideration
(iii)	Deed of release	N5,000.00
(iv)	Irrevocable power of Attorney	3% of consideration
(v)	Preparation of C of O	N5,000.00
(vi)	Registration of C of O	N5,000.00
(vii)	Search Fee	N5,000.00

### E. Administrative Charges for Conversion of Title from Local Government Documents to State Government Documents

(i)	Residential	N12.00/m <sup>2</sup>
(ii)	Commercial	N16.00/m <sup>2</sup>
(iii)	Industrial	N20.00/m <sup>2</sup>
(iv)	Educational less than 1 hectare	N10.00/m <sup>2</sup>
(v)	Educational more than 1 hectare	N5.00/m <sup>2</sup>
(vi)	Religious	N8.00/m <sup>2</sup>
(vii)	Recreational	N6.00/m <sup>2</sup>
(viii)	Agricultural less than 1 hectare	N10.00/m <sup>2</sup>
(ix)	Agricultural 1 <sup>st</sup> 10 hectare	N8.00/m <sup>2</sup>
(x)	Agricultural next 10 hectare	N6.00/m <sup>2</sup>

### F. Premium on State Government Allocation

(i)	Residential	
	Category (A)	N167.00/m <sup>2</sup>
	Category (B)	N133.00/m <sup>2</sup>



	Category(C)	N87.00/m <sup>2</sup>
(ii)	Commercial	
	Category (A)	N300.00/m <sup>2</sup>
	Category (B)	N200.00/m <sup>2</sup>
	Category(C)	N150.00/m <sup>2</sup>
(iii)	Industrial	N10.00/m <sup>2</sup>
(iv)	Outside State Capital	
	Okene, Ankpa, Kabba and Idah area offices	N66.70/m <sup>2</sup>
	Other area office	N33.35/m <sup>2</sup>

### G. CONSENT FEE

(I)	Assignment	4% Open Market Value
(ii)	Sub-lease	5% Open Market Value
(iii)	Mortgage	3% consegration from Bank
	Note: Zone A	Not less than N5 million (bare land old GRA)
	Zone B	Not less than N5 million (bare land in GRA)
	Zone C	Not less than N5 million (outside Lokoja Town)
<b>H.</b>	<b>CIS Processing</b>	
(i)	Residential	N35,000.00
(ii)	Commercial	N7,000.00
(iii)	Industrial	N250,000.00
(iv)	Others	N50,000.00

	<b>Issuance of Certified true Copy</b>	
(i)	C or O/R of O	N20,000.00
(ii)	Other land documents	N5,000.00
(iii)	Re-Grant of Title	2% of Open Market value
(iv)	Verification of title	N10,000.00

<b>J.</b>	<b>CHANGE OF USE</b>	
(i)	Residential and other use to Bank	N250,000.00
(ii)	Residential and other use to Hotel	N150,000.00
(iii)	Residential and other to shop/store/gallery	N100,000.00
	Other land uses to other land users	N60,000.00
<b>K.</b>	<b>Other Charges</b>	
(i)	Private Layout Adoption Fee	N30,000.00
(ii)	SLTR C of O fee	N2,000.00

Fee order of Kogi State Bureau of Land and Urban development from the gazette of the law establishing the Kogi State Board of Internal Revenue Administrative, Harmonization Taxes, Duties, Levies, Fees and Charges, Dues to the State and Revenue Appeal Tribunal law, 2017.

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Signed: Director General

*(Handwritten signature and date)*  
17/12/2022