

**MINISTRY OF LAND, HOUSING, URBAN DEVELOPMENT AND REGIONAL PLANNING CHARGES/RATES**

**1. LAND DEPARTMENT**

**(A) Application Fee**

<b>S/N</b>	<b>APPLICATION FEE</b>	<b>INITIAL RATE</b>	<b>PROPOSED RATE</b>
1	Residential	N4000	N10,000
2	Commercial	N4000	N20,000
3	Agricultural	N4000	N20,000
4	Industrial	N5000	N50,000
5	Institutional	Nil	N20,000

**(B) Survey Processing Fee**

<b>S/N</b>	<b>SURVEY PROCESSING FEE</b>	<b>INITIAL RATE</b>	<b>PROPOSED RATE</b>
1	Residential	N10,000	N20,000
2	Commercial State Road	N30,000	N50,000
3	Commercial Federal Road	N45,000	N100,000
4	Commercial Local Road	Nil	N40,000

**(C) Formalization Fee**

<b>S/N</b>	<b>FORMALIZATION FEE</b>	<b>INITIAL RATE</b>	<b>PROPOSED RATE</b>
	Conversion	N5,000	N30,000

**(D) Penalty**

<b>S/N</b>	<b>FORMALIZATION FEE</b>	<b>INITIAL RATE</b>	<b>PROPOSED RATE</b>
	Lost of Letter of Grant	N2,000	N20,000

**2. DEEDS DEPARTMENT**

<b>S/N</b>	<b>TITLE</b>	<b>INITIAL RATE</b>	<b>PROPOSED RATE</b>
1	Application Form General (Assignment)	N5,000	N10,000
2	Application Form General (Mortgage)	N5,000	N10,000
3	Valuation Fee	N5,000	N20,000
4	Search Fee	N5,000	N30,000
5	Certified True Copy	N10,000	N30,000
6	Deed of Release	N5,000	N20,000
7	Change of Purpose/Merger of Title	N15,000	N40,000
8	Registration Fee (Assignment)	4% Amount of Consideration	To be maintained 4%
9	Registration Fee (Mortgage)	3% Amount of Consideration	To be maintained 3%

### **3. REGIONAL PLANNING DEPARTMENT**

#### **(A) Betterment Charges**

<b>S/N</b>	<b>APPLICATION FEE</b>	<b>INITIAL RATE</b>	<b>PROPOSED RATE</b>
1	Petrol Filling Station (FR)	N50,000	N150,000
2	Petrol Filling Station (SR)	N30,000	N100,000
3	Petrol Filling Station (LR)	N30,000	N100,000

#### **(B) Agricultural Betterment Charge**

<b>S/N</b>	<b>AGRICULTURAL</b>	<b>INITIAL RATE</b>	<b>PROPOSED RATE</b>
1	Conversion	N5,000	N10,000
2	Direct allocation of Land Fadama	N30,000	N60,000/ha
3	Direct Up Land	N30,000	N50,000/ha
4	Building Permit	N20,000	N30,000 per Block

#### **(C) Commercial**

<b>S/N</b>	<b>COMMERCIAL</b>	<b>INITIAL RATE</b>	<b>PROPOSED RATE</b>
	Commercial	N20,000	N30,000

**(D) Penalty** - 50% to be maintain on any non building plan

### **4. SURVEY DEPARTMENT**

<b>S/N</b>	<b>TITLE</b>	<b>INITIAL RATE</b>	<b>PROPOSED RATE</b>
1	Beacon Rate	N250	1000
2	Area Fee	N2,000	N5,000/ha

However, the committee has also recommended for the collection of ground rent/lease charges on all allocated public lands within the state at the rate of Ten Thousand Naira (N10,000) only per hectare per annum, subject to review after every four (4) years.

## **URBAN DEVELOPMENT BOARD**

### **(A) Development Control (Building Plan Approval)**

<b>S/N</b>	<b>RESIDENTIAL</b>	<b>INITIAL RATE</b>	<b>PROPOSED RATE</b>
1	High Density Building Plan Approval	N20,000	N30,000
2	Medium Density Building Plan Approval	N20,000	N40,000
3	Low Density Building Plan Approval	N50,000	N100,000

<b>S/N</b>	<b>COMMERCIAL</b>	<b>INITIAL RATE</b>	<b>PROPOSED RATE</b>
1	Shops	N5,000	N20,000/Shop
2	Ware House	N50,000	N100,000/Block
3	Restaurant	N30,000	N100,000
4	Shopping Complex	N100,000	N250,000
5	Filling Station	N100,000	N250,000
6	LPG	N100,000	N300,000
7	Hotel	N100,000	N500,000
8	Banks/Financial Institution	N100,000	N500,000
9	Cinema House	N50,000	N200,000
10	Office Complex	N100,000	N250,000
11	Event Centre	Nil	N250,000

<b>S/N</b>	<b>INSTITUTIONAL (PRIVATE)</b>	<b>INITIAL RATE</b>	<b>PROPOSED RATE</b>
1	Nursery/Primary School	N50,000	N200,000
2	Post Primary	N50,000	N300,000
3	Lower Tertiary	N50,000	N500,000
4	Higher Tertiary	N50,000	N1,000,000
5	Hospital (Private)	N100,000	N500,000

<b>S/N</b>	<b>INDUSTRIAL</b>	<b>INITIAL RATE</b>	<b>PROPOSED RATE</b>
1	Small Scale	N50,000	N100,000
2	Medium	N50,000	N250,000
3	Large	N100,000	N500,000

### **(B) Land Use Department/Conversion of Title**

<b>S/N</b>	<b>TITLE</b>	<b>INITIAL RATE</b>	<b>PROPOSED RATE</b>
1	Betterment Charges (Filling Station)	N50,000	N250,000
2	Agriculture	N10,000	N30,000/ha
3	Residential High Density	N10,000	N20,000
4	Residential Medium Density	N15,000	N40,000
5	Residential Low Density	N50,000	N100,000

6	Commercial General	N50,000	N100,000 per block
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**(C)Layout Design & Monitoring**

<b>S/N</b>	<b>TITLE</b>	<b>INITIAL RATE</b>	<b>PROPOSED RATE</b>
1	Design Fee (Urban Centre)	Nil	N50,000/ha
2	Other Urban Centers	Nil	N30,000/ha
3	Change Of Name	Nil	N10,000/ha
4	Extension Fee High Density	Nil	N2500/M <sup>2</sup>
5	Extension Fee Medium Density	Nil	N4000/M <sup>2</sup>
6	Extension Fee Low Density	Nil	3000/M <sup>2</sup>

**DUTSE CAPITAL DEVELOPMENT AUTHORITY CHARGES/RATES**

<b>S/N</b>	<b>INDUSTRIAL</b>	<b>INITIAL RATE</b>	<b>PROPOSED RATE</b>
1	Disposal of refuges at banks	N5,000	N10,000
2	Aminu Kano Triangle (Organization)	Nil	N100,000
3	Aminu Kano Triangle (Individual) and Others	Nil	N50,000

**JIGAWA STATE HOUSING AUTHORITY CHARGES/RATES**

**ESTATE DEPARTMENT**

S/N	APPLICATION FEES	INITIAL RATE	PROPOSED RATE
	All Estate	N5,000	N10,000

**ABUBAKAR RIMI HOUSING ESTATE, FATARA I**

S/N	FENCING FEE	INITIAL RATE	PROPOSED RATE
1	3 Bedroom Bungalow	N30,000	N50,000
2	3 Bedroom Duplex	N30,000	N80,000
3	4 Bedroom Duplex	N30,000	N100,000

S/N	CHANGE OF OWNERSHIP	INITIAL RATE	PROPOSED RATE
1	3 Bedroom Bungalow	N40,000	N100,000
2	3 Bedroom Duplex	N40,000	N200,000
3	4 Bedroom Duplex	N40,000	N250,000

S/N	EXTENSION FEE	INITIAL RATE	PROPOSED RATE
1	House Extension	N2,000/M <sup>2</sup>	N4000/M <sup>2</sup>
2	Temporary Space	N750/M <sup>2</sup>	N2000/M <sup>2</sup>

S/N	PROCESSING FEE	INITIAL RATE	PROPOSED RATE
	At The End Of Final Repayment	N20,000	N30,000

**JUSTICE DAHIRU MUSTAPHA HOUSING ESTATE, FATARA II**

S/N	FENCING PERMIT FEE	INITIAL RATE	PROPOSED RATE
1	1 Bedroom	N15,000	N30,000
2	2 Bedroom	N20,000	N40,000
3	3 Bedroom	N25,000	N50,000
S/N	CHANGE OF OWNERSHIP	INITIAL RATE	PROPOSED RATE
1	1 Bedroom	N20,000	N40,000
2	2 Bedroom	N30,000	N60,000
3	3 Bedroom	N40,000	N70,000

S/N	EXTENSION PERMIT FEE	INITIAL RATE	PROPOSED RATE
1	House Extension	N1,500/M <sup>2</sup>	N2,500/M <sup>2</sup>
2	Temporary Space	N500/M <sup>2</sup>	N1,000/M <sup>2</sup>

S/N	PROCESSING FEE	INITIAL RATE	PROPOSED RATE
	At The End of Final Repayment	N10,000	N20,000

**744 HOUSING ESTATE, MOPOL BASE**

S/N	FENCING FEE	INITIAL RATE	PROPOSED RATE
	1 Bedroom	N20,000	N40,000

S/N	CHANGE OF OWNERSHIP	INITIAL RATE	PROPOSED RATE
	1 Bedroom	N25,000	N50,000

S/N	EXTENSION FEE	INITIAL RATE	PROPOSED RATE
1	House Extension	N1,500/M <sup>2</sup>	N5000/M <sup>2</sup>
2	Temporary Space	N750/M <sup>2</sup>	N2000/M <sup>2</sup>

S/N	PROCESSING FEE	INITIAL RATE	PROPOSED RATE
	At The End of Final Repayment	N20,000	N30,000

**ALL LOW COST HOUSES WITHIN THE DUTSE METROPOLIS,  
HYDRA FORM TAKUR AND INTER COMMERCIAL HOUSES**

S/N	TITLE	INITIAL RATE	PROPOSED RATE
1	Fencing Fee	N20,000	N40,000
2	Change of Ownership	N25,000	N50,000

S/N	EXTENSION FEE	INITIAL RATE	PROPOSED RATE
1	House Extension	N1,500/M <sup>2</sup>	N4000
2	Temporary Space	N750/M <sup>2</sup>	N2000/M <sup>2</sup>

S/N	PROCESSING FEE	INITIAL RATE	PROPOSED RATE
	At The End of Final Repayment	N20,000	N30,000

**YADI, TAKUR AND YALWAWA**

S/N	TITLE	INITIAL RATE	PROPOSED RATE
1	Fencing Fee	N20,000	N40,000
2	Change of Ownership	N25,000	N40,000

S/N	EXTENSION PERMIT FEE	INITIAL RATE	PROPOSED RATE
1	House Extension	N1,500/M <sup>2</sup>	N4000/M <sup>2</sup>
2	Temporary Space	N750/M <sup>2</sup>	N2000/M <sup>2</sup>

S/N	PROCESSING FEE	INITIAL RATE	PROPOSED RATE
	At The End of Final Repayment	N15,000	N30,000

**OLD LEGISLATORS QUATERS**

S/N	TITLE	INITIAL RATE	PROPOSED RATE
1	Fencing permit Fee	N50,000	N100,000
2	Change of Ownership	N50,000	N150,000

S/N	EXTENSION PERMIT FEE	INITIAL RATE	PROPOSED RATE
1	House Extension	Nil	N5000/M <sup>2</sup>
2	Temporary Space	Nil	N2000/M <sup>2</sup>

S/N	PROCESSING FEE	INITIAL RATE	PROPOSED RATE
	At The End of Final Repayment	N20,000	N50,000

**LOCAL GOVERNMENT MASS HOUSES, ALL LGAs GP HOUSES AND OCC HOUSE**

S/N	TITLE	INITIAL RATE	PROPOSED RATE
1	Fencing Fee	N20,000	N30,000
2	Change of Ownership	N25,000	N30,000

S/N	EXTENSION FEE	INITIAL RATE	PROPOSED RATE
1	House Extension	N1,500/M <sup>2</sup>	N4000/M <sup>2</sup>
2	Temporary Space	N750/M <sup>2</sup>	N2000/M <sup>2</sup>

S/N	PROCESSING FEE	INITIAL RATE	PROPOSED RATE
	At The End of Final Repayment	N15,000	N30,000

**3-STAR QUARTERS, OLAYINKA AND 60 HOUSING UNIT**

S/N	TITLE	INITIAL RATE	PROPOSED RATE
1	Fencing Fee	N20,000	N30,000
2	Change of Ownership	N25,000	N30,000

S/N	EXTENSION FEE	INITIAL RATE	PROPOSED RATE
1	House Extension	N1,500/M <sup>2</sup>	N4000/M <sup>2</sup>
2	Temporary Space	N1,500/M <sup>2</sup>	N2000/M <sup>2</sup>

S/N	PROCESSING FEE	INITIAL RATE	PROPOSED RATE
	At The End of Final Repayment	N20,000	N50,000

**BOKOTO, 35MPF BASE FANISAU AND LARABA**



<b>S/N</b>	<b>RENT</b>	<b>INITIAL RATE</b>	<b>PROPOSED RATE</b>
1	Bokoto	N10,000	N20,000/per month
2	35MPF Base, Fanisau	Nil	N150,000/ per month
3	Fanisau 2 Bedroom	N36,000	N100,000/Annum
4	Fanisau 3 Bedroom	N60,000	N150,000/Annum
5	Laraba	Nil	N30,000/Annum