

### 13. FEES AND CHARGES

(To be Assessed By Ministry Of Lands and Survey)

S/N	Description of Revenue	RATES
1	1. Application Form For Certificate of Occupancy	
	a. Residential	₦1,000:00
	b. Commercial	₦5,000
	c. Industrial	₦10,000
	d. Agriculture (Large Scale)	₦10,000:00
	e. Grazing	₦1,000:00
	f. Religion	₦1,000:00
	g. Education	₦1,000:00
	h. Mining/Quarrying	₦20,000
	i. Telecom mast	₦300,000
	j. Agriculture (Small Scale)	₦1,000:00
	k. Makama Project	₦1,000:00
2	Processing Application Fee (Non Refundable Deposit) in the State Capital and All Other L.G.A HQTS/Urban Centre of State.	
	a. Residential (State Capital Bauchi).	₦20,000
	✓ Residential (Other L.G. A's)	₦10,000
	b. COMMERCIAL	
	✓ Category A (Petro Station).	₦100,000
	✓ Category B (Bank/FIN Inst).	₦100,000
	✓ Category C (Ware House, Hotels, Cinemas, Dept Stores & Event Centre).	₦50,000
	✓ Category D (Retail Shops, Pharmaceutical Stores, Private Hospitals, Restaurant, e.t.c).	₦50,000
	c. Industrial	₦ 200,000
	d. Agricultural (Excluding Grazing)	₦20,000.00
	e. Grazing	₦ 50,000

	v. Educational/Charitable & Other Non-Profits Organization.	₦3,000:00
	vi. Mining	₦25,000
5	CONSENT FEE a. Urban Area b. Rural Area	₦10,000:00 ₦5,000:00
6	SEARCH FEE	₦5,000:00
7	VALUATION OF PROPERTIES FEE 2. VALUATION OF PROPERTIES FEE 1 <sup>st</sup> 1,000,000:00 Next 3,000,000:00 Next 6,000,000:00 Next 10,000,000:00 Next 30,000,000:00 Next 50,000,000:00 Next 100,000,000:00 BALANCE OVER 200,000,000:00	1.0% 0.5% 0.25% 0.20% 0.15% 0.10% 0.05% 0.03%

14. APPLICATION FORM FEES DIRECT ALLOCATION

(To be assessed by Ministry of Lands and Survey)

S/N	DESCRIPTION OF REVENUE	RATES
1	Residential	₦10,000
2	Commercial	₦30,000
	I. Filing Station	100,000
	II. Hotels	100,000
	III. Others	50,000
3	Industrial (Light)	40,000



	Industrial (Heavy)	50,000
B.		
4	Recreational	20,000
5	Educational	20,000
6	Agricultural Commercial	10,000
7	Agricultural subsistence	5,000
	Model Shops	5,000
C.		
i.	Voluntary Organization	6,000
ii.	Agric Large Scale	30,000
iii.	Agric Small Scale	10,000
iv.	Mining Quarry (Machine)	10,000
D.	OTHER ANNUAL-GROUND RENTS	
i.	Agricultures	600/Ha
ii.	Arable	660/Ha
iii.	Poultry	300/Ha
iv.	Mining	50,000/Ha
v.	Vol. Organization/Missions	50,000/Ha
4.	REGISTRATION OF DOCUMENTS	
a.	Application for Consent	
	i. Mortgage	20,000
	ii. Assignment	20,000
b.	Registration of Deeds	
	i. Deed of Legal Mortgage	5%
	ii. Deed of Release	15,000
	iii. Deed of Assignment	5%
	iv. Assignment by Way of Gift	3%

5.	OTHER FEES:	
a.	Search Fees	5,000
b.	Devolution Order	10,000
c.	Change of Name C of O	10,000
d.	Application for Land Extension (Excluding Sur. Fee)	20,000
e.	Penalty for Late Submission of 10day for Reg. after Expiration for 4 Months	6,000
6.	REPLACEMENT OF LOST TITLES	
a.	Misplacement of Right of Oocupancy	10,000
b.	Misplacement of C of O	30,000
c.	Execution/Registration of C of O	5,000
d.	Reg. of an Instrument for Assignment (C of O, Deeds etc), Mortgage, Sub-Lease, etc	5% of Value
7.	ALIENATION OF RIGHT C/O of BY SUBLEASE	
a.	Consent	10,000
b.	Registration	5%
c.	Quarry Lease	20,000
d.	Merger of Titles	30,000
e.	Part Surrender Fees in Lieu of Registration and Stamp Duty	3%
8.	RE-CERTIFICATION FEE	30,000
9.	SURVEY FEES	
a.	Up to 0.05 Ha	10,000
b.	0.05Ha – 0.10Ha	16,000
c.	0.10Ha – 0.20Ha	20,000
d.	0.20Ha – 0.30Ha	30,000
e.	0.30Ha – 0.40Ha	20,000
f.	0.40Ha – 0.50Ha	50,000
g.	0.50Ha – 1.00Ha	70,000
h.	1.00Ha - 5.0Ha	80,000

i.	Cutting plus TDP production and Legal Enforcement	10,000
	For any Additional Hectares above 5.00Ha	-N50,000
	Processing of Survey Plan Lodge by Registered Surveyors	-N5,000
10.	PRINTING	
i.	A set of TDP (Prints) A4	N2,000
ii.	A set of large TDP (A3)	N3,500
iii.	A set of Large TDP (A0)	N20,000
11.	INTELLIGENT SHEET INSPECTION FEES	
a.	Map Sales:	
i.	Topographical Map Scale 1:50,000	4,000
ii.	Administrative	6,000
iii.	1:2,000	2,000
<b>TEMPORARY RIGHT OF OCCUPANCY (Renewable every January of the year)</b>		
	i. Metropolis (Bauchi)	N50,000 per annum
	ii. Other areas LGAs	N30,000 per annum
<b>PRIVATE LAY-OUT APPROVAL FEES</b>		
	Residential	5,000
	Industrial	20,000
	Commercial	10,000
	Private Institution	15,000
	Voluntary Organization	2,000
12.	<b>CHANGE OF PURPOSE CLAUSE</b>	
i.	Metropolis	15,000
ii.	Outside Metropolis	10,000
13.	<b>Shops</b>	
i.	Metropolis	100,000

ii.	Outside Metropolis	50,000
4.	OFFICES	
i.	Metropolis	14,000
ii.	Outside Metropolis	10,000
15.	COMMERCIAL BANKS	
i.	Metropolis	500,000
ii.	Outside Metropolis	300,000
iii	Microfinance Banks:	
	j. Metropolis	N200K
	k. Outside Metropolis	N100K
16.	POULTRY	
i.	Metropolis	30,000
ii.	Outside Metropolis	20,000
17.	HOTEL	
i.	Metropolis	200,000
ii.	Outside Metropolis	100,000
18.	Voluntary Organization/ Religious Bodies	
i.	Metropolis	N5,000
ii.	Outside Metropolis	N3,000
19.	COTTAGE INDUSTRIES/TINSHEDS, BAKERIES ETC	
i.	Metropolis	100,000
ii.	Outside Metropolis	40,000/50k
iii	Rural	20k
20.	EDUCATION AND HEALTH INSTITUTION	
i.	Metropolis	100,000
ii.	Outside Metropolis	40,000
21.	SUPER MARKET	
i.	Metropolis - State Capital	N200,000

	ii. Outside Metropolis- Urban	N100,000
	iii Urban – Rural	N50,000
22.	BLOCK INDUSTRIES	
	i. Metropolis	100,000
	ii. Outside Metropolis	30,000
23.	PETROL/FILLING STATIONS	
	i. Metropolis	400,000
	ii. Outside Metropolis	150,000
	Rural	100k
24.	SITE INSPECTION FOR COMPLAINTS etc	5,000
25.	WITHDRAW OF INTEREST	20,000
26.	SURRENDER OF INTEREST	20,000
27.	VERIFICATION OF DOCUMENTS	5,000
28.	ADMINISTRATIVE CHARGES	2000/Transaction

#### 15. PETROL STATION SUB LEASE FEE

(To be Assessed By Ministry Of Lands and Survey)

S/N	Description of Revenue Item	RATES
1.	i. At the State Capital (Bauchi)	₦100,000
	ii. Other L.G.A	₦50,000
2.	CERTIFICATE OF OCCUPANCY (C.OF.O)	₦5,000
	a.) Preparation Fee	₦5,000
	b.) Registration	₦5,000
3.	MINING TITLE	
	a) Preparation Fee	₦25,000
	b) Registration	₦15,000

**16. ANNUAL GROUND RENT ON RIGHT OF OCCUPANCY FOR BAUCHI METROPOLIS, (STATE CAPITAL)**

(To be Assessed By Ministry Of Lands and Survey)

S/N	Description of Revenue (Planned Area)	RATES
1.	a) Residential b) Commercial c) Filling Station/Warehouse d) Industrial	₦25,000/Ha ₦30,000/Ha ₦40,000/Ha ₦40,000/Ha
2.	i. OTHER L.G HEAD QUARTERS	
	a) Residential b) Commercial c) Filling Station/Warehouse d) Industrial	Urban - ₦25,000/Ha Rural - ₦5,000/Ha ₦25,000/Ha ₦35,000/Ha ₦40,000/Ha
	ii. MINING AREAS & ROAD CAMPS	₦35,000/Ha
3.	<b>PENAL RENTS ON C. OF O. HOLDERS</b>	
	a.) 1 <sup>st</sup> Quarter: 1 <sup>st</sup> January – 31 <sup>st</sup> Mar. b.) 2 <sup>nd</sup> Quarter: 1 <sup>st</sup> April – 31 <sup>st</sup> June. c.) 3 <sup>rd</sup> Quarter: 1 <sup>st</sup> July -31 <sup>st</sup> September. d.) 4 <sup>th</sup> Quarter: 1 <sup>st</sup> October – 31 <sup>st</sup> December.	NONE 30% 50% 100%
4.	<b>REGISTRATION FEE FOR THE ALIENATION OF RIGHT OF</b>	
	a.) Sale/Agreement b.) Mortgage c.) Sub-Lease d.) Gift e.) Surrender f.) Release	5% 3% 3% 3% ₦15,000.00 ₦15,000.00
5.	<b>POWER OF ATTORNEY</b>	
	a.) Registration	₦100,000.00



	b.) Revocation	₦5,000.00
	APPOINTMENT OF TRUSTEE & GUARANTORS	₦10,000.00
7.	RELIEVE/REVOCATION OF TRUST	₦10,000.00
8.	<b>SURVEY FEES</b>	
	a.) Survey Bill	₦20,000.00 (Minimum)

### 17. MINING AND QUARRY FEES

(To be Assessed By Ministry Of Lands and Survey)

S/N	Description of Revenue	RATES
	Registration of Mining Title	50,000.00
	Execution of Mining Title	100,000.00
	Assignment, Surrender and Revocation of Mining Title	50,000.00
	Quarry Fee with Machine	20,000.00
	Quarry Fee (Manual)	10,000.00

### 18. APPLICATION FEES FOR MERGER/SEPARATION OF TITLES

(To be Assessed By Ministry Of Lands and Survey)

S/N	Description of Revenue	RATES
1	Residential	
	I. Low Density	30,000
	II. Medium Density	20,000
	III. High Density	10,000
2	Commercial	40,000
3	Industrial	60,000
4	Agricultural	5,000

**19. RE-STATEMENT FEE OF REVOKED LAND**

(To be Assessed By Ministry Of Lands and Survey)

S/N	Description of Revenue	RATES
1	Residential I. Low Density II. Medium Density III. High Density	100,000 25,000 10,000
2	Commercial	150,000
3	Industrial	175,000
4	Agricultural	5,000
5	Right of way charges	N145 per meter

**20. BUILDING PLAN CLEARANCE**

(To be Assessed By Ministry Of Lands and Survey)

S/N	Description of Revenue	RATES
1	I. Building plan Clearance	N5,000.00

**21. GSM MAST REGISTRATION AND RENEWAL**

(To be Assessed By Ministry Of Lands and Survey)

S/N	Description of Revenue	RATES
1	GSM Mast Renewal Permit (Large Mast)	N1,000,000.00
2	GSM Mast Renewal Permit (Small Mast)	N500,000.00

**22. PAYMENT OF SURFACE RATE**

(To be assessed by the Ministry of Land & Survey)

S/N	COMPANIES	ANNUALLY
1	All mining/Quarry Companies	Mining N3,000 Per M2 Quarry N3,000 PER M2

*add \* premium  
\* hand use charge  
\* Development Levy*

	f. Religious	₦ 10,000.00
	g. Educational	
	✓ Category A (Tertiary)	₦100,000
	✓ Category B (Secondary)	₦50,000
	✓ Category C (Primary/Nursery)	₦20,000
	* h. Mining/Quarrying	₦ 200,000
3	Application FEE (Non. Refundable Deposit) in all Other L.G.A's/Urban Centers.	
	a. Residential.	₦10,000
	b. Commercial.	
	✓ Category A (Petrol Filing Station).	₦50,000
	✓ Category B (Bank/Financial Institution).	₦50,000
	✓ Category C (Warehouse, Cinemas, Hotels, Departmental Store, & Stores Centers).	₦10,000:00
	✓ Category D (Retail Shops, Pharmaceutical Stores, Private Hospitals, Restaurant etc).	₦10,000:00
	c. Industrial	₦ 50,000
	d. Agricultural (excluding Grazing)	₦ 15,000.00
	e. Grazing	₦ 50,000
	f. Religious	₦ 10,000.00
	g. Education	
	✓ Category A (Tertiary)	₦20,000
	✓ Category B (Secondary)	₦10,000
	✓ Category C (Primary/Nursery)	₦5,000:00
	h. Mining/Quarring	₦ 50,000
4	Premium on special grant (to C. of O. Holders).	
	i. Commercial	₦50,000
	ii. Industrial	₦20,000
	iii. Petrol Station	₦10,000:00
	iv. Agriculture/Grazing	₦10,000