EKITI STATE GOVERNMENT

MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT, ADO – EKITI

RATES AND PRICE OF SERVICES RENDERED

JUNE, 2020

S/NO	REVENUE ITEMS	RATES/TARIFFS ₦
A	**APPLICATION FORMS** (FOR LAND ALLOCATION AND SUBSEQUENT TRANSACTIONS)	5,000.00
B	**ANNUAL GROUND RENT**	
1	Annual Ground Rent for other Govt. Model Estate	10.00/M^2
2	Annual Ground Rent for other Govt. Residential Estate: Ado-Ekiti Other Towns	7.00/M^2 5.00/M^2
3	Annual Ground Rent for Govt. Commercial/Industrial Estate: Ado Ekiti Other Towns	 15.00/M^2 10.00/M^2
4	Annual Ground Rent Residential Estate for Private C. of O: Ado Ekiti Other Towns	 5.00/M^2 3.00/M^2
5	Annual Ground Rent Commercial/Industrial Estate) for private C of O: Ado Ekiti Other Towns	 15.00/M^2 10.00/M^2
6	Annual Ground Rent (Agric Use) for Private C of O: (i) 1st Hectare and parts thereof (Ado Ekiti and other Towns)	 500.00/Hectare
C	**C of O FEES FOR PRIVATE RESIDENTIAL LAND**	
1	(i) Standard Residential plot 1000M2 State wide (ii) Additional m^2 Ado – Ekiti (iii) Additional m^2 L.G. Headquarters (iv) Additional m^2 Other Town	50,000 50.00/M^2 37.50/M^2 25.00/M^2
D	**C OF O FEES FOR PRIVATE AGRICULTURAL LAND**	
2	Ado – Ekiti (State Capital) 1st Hectare Each Extra Hectare	 100,000.00 10,000.00

S/NO	REVENUE ITEMS	RATES/TARIFFS ₦
	Other Local Government Headquarters	
2	1st Hectare	75,000.00
	Each Extra Hectares	5,000.00
	Other Towns	
3	1st Hectare	50,000.00
	Each Extra Hectares	5,000.00
E	**PREMIUM FOR GOVT. ALLOCATION**	
	(A) RESIDENTIAL	
	(i) Model Estate, Ado	1,500/M^2
	(ii) Other Estates, Ado	200/M^2
	(iii) L.G Headquarters Estate	100/M^2
	(iv) Other Towns Estate	50/M^2
	(B) COMMERCIAL:CDB AREA, ADO	
	(i) Iworoko Road, Ado – Ekiti	1000/M^2
	(ii) Ikere Road, Ado – Ekiti	1000/M^2
	(iii) Ijan/Ilawe/Iyin Rd	1000/M^2
	(iv) L.G Headquarters	500/M^2
	(C) INDUSTRIAL:	
	(i) Iworoko Rd, Ado Ekiti	1000/M^2
	(ii) Ikere Road, Ado – Ekiti	1000/M^2
	(iii) Ijan/Ilawe/Iyin Rd	1000/M^2
	(iv) L.G Headquarters	500/M^2
	(D) AGRICULTURAL USE:	
	(i) 1st Hectare L.G. Headquarters	50,000.00
	(ii) Excess/Hectare	10,000/hectare
	(iii) 0-1 Hectare, Other Town	50,000
	(iv) Excess/Hectare, Other Towns	5000/hectare
F	**FURTHER TRANSACTION**	
	(i) CONSENT TO MORTGAGE: Consent Approval Fees	1% of loan granted
	(ii) Consent Approval Assignment: Undeveloped Property	15% of value of land
	Developed Property	and 10% of structure
G	**DEEDS**	
	(i) Searches	10,000.00
	(ii) Certified True Copies	10,000.00
	(iii) Registration of documents Fees	10,000.00
	(iv) Filling and withdrawal of caution fees: Urban	5,000.00
	Rural	3,000.00
	(v) C.T.C	10,500.00
	(vi) Revocation Fees: Rural	10,000.00
	(vii)Rectification Fees	10,000.00
	(viii)Stamp duty	2.5%
H	**VALUATION REPORT**	10,000.00

I	**LAND USE CLEARANCE FEE**	
	(i) Land Use Clearance fee for Residential Development on less Than 3 floors	1,000.00
	(ii) Land Use Clearance fee for other Development, Layout Plan, Industrial, Commercial, Hostels, Offices, Hotels, Place of worship, Schools, Petrol Filling Station, etc.	5,000.00
	(iii) Slaughter House/Abattoir	20,000.00
J	**ASSESSMENT OF BUILDING PLANS**	
1	**ASSESSMENT OF RESIDENTIAL DEVELOPMENT**	
	(a) Ado Ekiti (State Capital)	25.00/M^3
	(b) Local Government Headquarters	22.50/M^3
	(c) Other Towns	20.00/M^3
	ASSESSMENT OF COMMERCIAL DEVELOPMENT	
	(i) Bank	400.00/M^3
	(ii) Petrol Filling Station	
	(a) Ado (State Capital)	200,000.00/Pump
	(b) L.G.A Headquarters	150,000.00/Pump
	(c) Other Towns	100,000.00/Pump
	(iii) Gas Filling Station	500.00/M^3
	(iv) Surface Tanks (Diesel/Kerosene)	50.00/M^3Tank
	(v) Sawmill	
	(a) State Capital	250,000.00/Sawmill
	(b) Other Towns	150,000.00/Sawmill
	(vi) Commercial Building e.g. Event Centres, Offices, etc	40.00/M^3
	(vii) Industrial Building	40.00/M^3
	(viii)Hostels	35.00/M^3
	(ix) Hotel/Eatery/Restaurants	50.00/M^3
	(x) Community Halls	20.00/M^3
2	**LIGHT INDUSTRY**	
	(i) Block Making Industry plans	25,000.00
	(ii) Assessment of Concrete Industry plans	40,000.00
	(iii) Stone Crushing Ind. (mechanical)	500,000.00
	(iv) Stone Crushing Ind. With Asphalt	800,000.00
3	**AGRICULTURAL DEVELOPMENT**	
	A Mechanized Farming	5,000/Ha
	B Poultry	
	(i) Commercial Poultry with (100-200 Birds)	10,000.00
	(ii) Commercial Poultry with (201-500 Birds)	20,000.00
	(iii) Commercial Poultry with (501 Birds and above)	50,000.00
S/NO	**REVENUE ITEMS**	**RATES/TARIFFS ₦**
	C Fishery	
	(i) Fish Pond (Commercial)	20,000.00
	(ii) Fish Pond (Domestic)	5,000.00

	D Piggery (i) Commercial Piggery (ii) Domestic Piggery	 25,000.00 10,000.00
	Religion Camp Ground	25.00/M^3
4	Assessment of Place of Worship (Excluding Mission House & Others)	 20.00/M^3
5	**ASSESSMENT OF EDUCATION INSTITUTION PLAN** (i) Nursery/Primary School (ii) Secondary School (iii) Post Secondary School	 30.00M^3 30.00M^3 30.00M^3
6	**CHANGE OF SITE OF AN APPROVED PLAN** (i) Residential (ii) Commercial (iii) Industrial Petrol Station/Sawmill	 10,000.00 25% of current charges “
7	**CHANGE OF DESIGN OF APPROVED PLAN (Residential)**	Current Assessment minus Former Assessment+10,000 Administrative Charges
8	**CHANGE OF TITLE OF AN APPROVED PLAN** (i) Residential (ii) Commercial (iii) Industry	 10,000.00 10% of current Assessment
9	**FEE FOR OBTAINING EXTRA CERTIFIED TRUE COPY OF APPROVED PLAN** (i) Residential (ii) Commercial/Industrial (iii) Petrol Station (iv) Sawmill	 10,000.00 20,000.00 40,000.00 20,000.00
10	**OBTAINING TEMPORARY CERTIFIED TRUE COPY OF APPROVED PLAN** (i) Car wash Permit (ii) Permit for Temporary Shed or kiok not exceeding 6.0sq meters (iii) Additional M^2	 10,000.00 5,000.00 500.00/M^2
11	Wall Fence Permit (Residential) per meter length Wall Fence Permit (Commercial) per meter length	50.00/M/length 100.00/M/length
12	Permit for conversion of Residential building to commercial on Industrial Building	To pay appropriate of use in this fees order
S/NO	**REVENUE ITEMS**	**RATES/TARIFFS ₦**
13	**<u>For renewal of Building Plan</u>** (i) Residential Building Plan	 20% of current Assessment

	(ii) Commercial (iii) Industrial	" "
14	**Registration Fees for Layout Plan** (i) 0.5 Ha-2.5 Ha (ii) 2.5 Ha-5.0Ha (iii) 5.1 Ha-10Ha (iv) Above 10 Ha	 10,000.00 20,000.00 40,000.00 100,000.00
15	Road Construction Yard Project Site	50,000.000/Annum
16	Penalty in respect of un approved exiting Building Plan	+50% of current assessment
17	**Registration of Technical Report** (i) Residential Estate (ii) Commercial/Industrial/Semi Public use (iii) Quarry for aggregate (iv) Quarry for asp	 10,000.00 20,000.00 20,000.00 60,000.00
18	**Building Construction Levy** (i) Residential building (ii) Commercial building	 10,000/floor 15,000/floor

K. APPROVAL FOR THE PAYMENT OF RATIFICATION FEE AS A CONDITION FOR PROCESSING OF BUILDING PLANS

DETAILS OF RATE CHARGEABLE ARE AS STATED BELOW:-

S/NO	REVENUE ITEMS	EXISTING RATES/ TARRIFS ₦	REMARKS
(i)	Residential	10.00/M^2 5.00/M^2	Within Ado Outside Ado
(ii)	Commercial	15.00/M^2 10.00/M^2	Within Ado Outside Ado
(iii)	Industrial	15.00/M^2 10.00/M^2	Within Ado Outside Ado
(iv)	Religious	15.00/M^2 10.00/M^2	Within Ado Outside Ado
(v)	Agric	N/A	N/A
(vi)	Recreation	15.00/M^2	N/A

L. MAST/TRANCEIVER BASE STATION INSTALLATION

S/NO	TYPE OF OPERATION	INSTALLATION FEE	ANNUAL RENEWAL
1	Commercial	800,000	150,000
2	Corporate Bodies	200,000	10,000
3	Individual	75,000	5,000
4	Stanchion/Bill Board	500,000	

Laying of Fibre Optic Cable – N145 per metre
Renewal – N/A