

**KOGI STATE TOWN' PLANNING AND DEVELOPMENT BOARD.
THE HARMONIZED DEVELOPMENT PERMIT FEE.**

BACKGROUND INFORMATION

All rates contained in this order are for approval fees.
Other rates are calculated as % of the approval fees as stated below:

Registration Fees:	N2,000.00
Inspection Fees:	N2,000.00
Processing Fees	- 60% of approval
Penalty Fees	-Minimum of 60% of cost of approval
Post Approval Fees	- 30% of approval
Renewal Fees	- 50% of approval
Application fee	
- Residential	N 5,000.00
- Comm/others	N 7,000.00

ASSESSMENT

S/N	ITEMS	LOKOJA	LGHQS & MAJOR TOWN	OTHER SETTLEMENT
1	Bungalow (Res) 1 Room Ensuite to 2 Bedroom Flat	N4,000.00	N3,500.00	N3,300.00
2	3 Bedroom Flat (Res)	N5,800.00	N5,300.00	N5,100.00
3	4 Bedroom Flat (Res) Extra Rooms	N10,630.00	N9,380.00	N8,880.00
4	3 Bedroom Duplex (Res)	N10,700.00	N9,500.00	N9,000.00
5	4 Bedroom Duplex (Res)	N12,700.00	N11,500.00	N11,000.00
6	Extra Rooms/Separate Dining room/Boys Quarters	N2,000.00 Each	N2,000.00 Each	N2,000.00 Each
7	a) Commercial Bank (1 Floor)	N150,000.00	N150,000.00	N150,000.00
	b) Extra Floor	N100,000.00	N100,000.00	N100,000.00
	c) ATM Machine(s)	N7,500.00 per unit	FLAT RATE	FLAT RATE
8	a) Petrol Filling station with 4 Pumps, Lube store, lube Bay Office and conveniences	N125,000.00	N125,000.00	N125,000.00
	b) Additional Mini Mart			

	c) Extra Pump d) Additional Shopping Mall e) Additional LNG	Plus ₦20,000.00 Plus ₦30,000.00 Each Plus ₦7,500.00/Shop Plus ₦100,500.00	Plus ₦20,000.00 Plus ₦30,000.00 Each Plus ₦7,500.00/Shop Plus ₦100,000.00	Plus ₦20,000.00 Plus ₦30,000.00 Each Plus ₦7,500.00/Shop Plus ₦100,000.00
9	Liquidfied Natural Gas (LNG) Station b) Mini Gas Station	₦100,000.00 ₦40,000.00	₦100,000.00 ₦40,000.00-	₦100,000.00 ₦40,000.00
10	Kerosene Station (2 Pumps)	₦50,000.00	₦50,000.00	₦50,000.00
11	Diesel Station (2 Pumps)	₦100,000.00	₦100,000.00	₦100,000.00
12	Departmental stores	₦150.00/sqm Subject to a minimum of ₦50,00.00	₦150.00/sqm Subject to a minimum of ₦40,00.00	₦100.00/sqm Subject to a minimum of ₦30,00.00
13	Supermarket	₦125.00/sqm Subject to a minimum of ₦16,000.00	₦100.00/sqm Subject to a minimum of ₦10,00.00	₦75.00/sqm Subject to a minimum of ₦6,00.00
14	Shops ii) Store	₦5,000.00/Shop ₦2,500/Store	₦3,750.00/Shop ₦2,000/Store	₦3,250.00/Shop ₦1,500/Store
15	<u>Industrial</u> i. <u>Small Scale</u> ii. <u>Medium Scale</u> (between 10 to 25 regular Staff) iii. <u>Large Scale</u> (Subject to minimum of ₦100,000.00) iv. Warehouse (Subject to a minimum of ₦37.50/sqm)	₦25.0./sqm Subject to a minimum of ₦30,000.00 ₦62.50/sqm Subject to a minimum of ₦100,000.00 ₦75.00/sqm Subject to a minimum of ₦100,000.00 ₦37.50/sqm Subject to a minimum of ₦40,000.00	₦20.0/sqm Subject to a minimum of ₦25,000.00 ₦50.00/sqm Subject to a minimum of ₦75,000.00 ₦450.00/sqm Subject to a minimum of ₦75,000.00 ₦30.00/sqm Subject to a minimum of ₦35,100.00	₦12.5/sqm Subject to a minimum of ₦20,000.00 ₦40.00/sqm Subject to a minimum of ₦62,500.00 ₦50.00/sqm Subject to a minimum of ₦65,000,000.00 ₦50.00/sqm Subject to a minimum of ₦25,000.00

	a) Education (1 st 10 Room Space) Classes Offices library and Laboratory	Subject to a minimum of ₦20,000.00	Flat rate throughout the State	Flat rate throughout the State
	b) Additional room space	₦1,500.00/Room	Flat rate	
	c) Hostel Room	₦2,000.00/Room for 4 Bed Space	Flat rate	Flat rate
	d) Hostel Hall	₦125.00/sqm	Flat rate	Flat rate
17	Liberary and Museum	₦100.00/sqm	₦75.00/sqm	Flat rate ₦50.00/sqm
18	GYM MAST			
	a) Ground Site	₦450,000.00 from 1-12 sqm	₦450,000.00 from 1-12 sqm	₦450,000.00 from 1-12 sqm
	b) On building Tops	Extra sqm (₦45,000.00/sqm) from 1-8 sqm ₦125,000.00	Extra sqm (₦45,000.00/sqm) from 1-8 sqm ₦125,000.00	Extra sqm (₦45,000.00/sqm) from 1-8 sqm ₦125,000.00
19	i. Hotel/Chalet and Guest Inn include offices, reception and stores	1 st 8 rooms ₦50,000.00 minimum ₦5,000.00/room subject to a minimum of ₦50,000.00	1 st 8 rooms ₦40,000.00 minimum ₦3,000.00/room subject to a minimum of ₦40,000.00	1 st 8 rooms ₦30,000.00 minimum ₦1,000.00/room subject to a minimum of ₦30,000.00
(b)	SWIMMING POOL	₦100.00/sqm	₦80.00/sqm	₦70.00/sqm
(c)	GYM	₦200.00/sqm	Flat rate	Flat rate
	ii. Additional Bar	₦10,000.00/ Bar	₦10,000.00/ Bar	₦10,000.00/ Bar
	iii. Additional Restaurant	Maximum of 20Sqm ₦10,000.00/ Bar	₦10,000.00/ Bar	₦10,000.00/ Bar
	iv Additional Night Club	₦30,000.00/1000 Extra Room	₦30,000.00/2000/ Extra Room	₦30,000.00/2000/ Extra Room
21.	Holiday Resort (Area)	1 st Hectare ₦12.50/sqm	Flat rate ₦12.50/sqm	Flat rate ₦12.50/sqm
		Next 5 Hectares ₦3.00/sqm subsequent hectare: ₦1.00/sqm	Flat rate	Flat rate

23.	Holiday Resort (Lodging Room) Hospital and Clinic	<p>₦2,000.00/room subject to a minimum of ₦18,750.00</p> <p>₦50.00./sqm subject to a minimum of ₦25,000.00</p>	<p>Flat rate subject to a minimum ₦15,500.00</p> <p>₦45.00/sqm subject to a minimum of ₦20,000.00</p>	<p>Flat rate subject to a minimum of ₦11,250.00</p> <p>₦37.50/sqm subject to a minimum of ₦15,000.00</p>
24.	Bar and Restaurant	₦250.00./sqm subject to a minimum of ₦10,000.00	₦200.00./sqm subject to a minimum of ₦8,750.00	₦150.00./sqm subject to a minimum of ₦7,500.00
25.	Dispensary	Same as Hospital	Same as Hospital	Same as Hospital
26.	Pharmacy and Medicine Store	₦250.00./sqm subject to a minimum of ₦10,250.00	₦200.00./sqm subject to a minimum of ₦8,750.00	₦150.00./sqm subject to a minimum of ₦8,500.00
27.	Cinema Theatre/Gymnasium/Museum	₦1,000.00/seat subject to a minimum of ₦50,000.00	₦500.00/seat subject to a minimum of ₦30,000.00	₦250.00/seat subject to a minimum of ₦25,000.00
28.	Town Hall (see Community project Below)	₦250.00/sqm subject to a minimum of ₦12,250.00	₦200.00/seat subject to a minimum of ₦11,250.00	₦150.00/sqm subject to a minimum of ₦10,000.00
29.	Offices (subject to minimum of ₦12,250.00)	₦250.00/sqm subject to a minimum of ₦12,250.00	₦200.00/sqm (subject to a minimum of ₦11,250.00)	₦150.00/sqm subject to a minimum of ₦10,000.00
30.	Markets	₦25.00.00./10 stalls subject to a minimum of ₦30,000.00	₦30.00/sqm subject to a minimum of ₦25,000.00	₦25.00/sqm subject to a minimum of ₦20,000.00
31.	Open Air Production e.g Block-Making	₦37.00/sqm subject to a minimum of ₦30,000.00	SAME	SAME
32.	Workshop	₦1.00/sqm (₦10,000/Hectare)	Flat rate	Flat rate
33.	Commercial Agriculture			
	a) Farm Building	₦50.00/sqm	Flat rate	Flat rate
	b) Temporary	₦3,500.00	₦3,500.00	₦3,500.00
	c) Farm land	₦1.00/m2	Same	Same
			₦20.00/sqm subject to	₦15.00/sqm subject

	Religious Building	₦125.00/sqm subject to a minimum of ₦12,500.00	a minimum of ₦6,250.00	to a minimum of ₦3,750.00
5.	Generator House and Gate House	₦300.00 Maximum of 12sqm	Flat rate throughout the state	Flat rate throughout the state
36.	Stadium	₦1000.00/seat subject to a minimum of ₦50,000.00	₦500.00/seat subject to a minimum of ₦30,000.00	₦200.00/seat subject to a minimum of ₦25,000.00
(i)	Swimming Pool	₦100.00/sqm	₦80.00/sqm	₦70.00/sqm
37.	Motor Parks	₦10.00/seat subject to a minimum of ₦10,000.00	As in a subject to a minimum of ₦7,500,000.00	As in a subject to a minimum of ₦6,250,000.00
38.	Conference Halls	₦25.00/sqm	Flat rate	Flat rate
39.	Community-Based Projects	₦75.00/sqm subject to a minimum of ₦7,500.00	Flat rate	Flat rate
40.	Betterment	Zone: 1- GRA/Estates ₦200.00/sqm 2- TPS ₦150.00./sqm 3- Community ₦100.00./sqm	(flat rate throughout the state Flat rate Flat rate Flat rate	₦100.00. permit/sqm (flat rate throughout the state Flat rate Flat rate Flat rate
41.	Alteration/Renewal of approved plan	50% charges excluding site inspection (No registration fee)	Flat rate tenable for valid approvals	Flat rate tenable for valid approvals
42.	CHANGE OF USE (a) Residential to Commercial (b) Commercial to Residential (c) Residential to Cottage Industry	105% of normal approval fee EIAR Normal Approval fees 150% of normal fee followed by EIAR	Flat rate Normal Approval fees 140% of normal followed by EIAR	Flat rate Normal Approval fees 140% of normal fee followed by EIAR
43.	Alteration Commercial to Commercial Alteration to Industrial	Normal fees plus Site Analysis/EIAR ₦12,500.00 plus normal approval fee subject to EIAR	Normal fees plus Site Analysis/EIAR ₦9,280.00 plus normal approval fee subject to EIAR	Normal fees plus Site Analysis/EIAR ₦6,250.00 plus normal approval fee subject to EIAR

	Sale of prototype designs	₦20,000/shop (others to be determined)	Flat rate throughout the state	Flat rate throughout the state
45	Cert. of fitness for habitation	10% of normal fees	Flat rate	Flat rate
46.	MISCELLANEOUS			
	a) Palace	₦2.00/sqm	₦2.00/sqm	₦2.00/sqm
	i. Fence residential	₦2.00/sqm	As in A	As in A
	ii. Comm	₦3.00 sqm (perimeter)	Flat rate	Flat rate
	iii. Industrial	₦5.00/sqm	Flat rate	Flat rate
	iv. Other uses	₦2.50/sqm	Flat rate	Flat rate

KOGI STATE TOWN PLANNING AND DEVELOPMENT BOARD, LOKOJA

APPROVAL FEES FOR SIGNBOARDS/BILLBOARDS

i.	Registration	-	₦2,000.00
ii.	Inspection	-	₦2,000.00
iii.	Assessment (see below)	-	60% of Assessment
iv.	Processing	-	60% of Assessment
v.	PAI	- Minimum of	30% of Assessment
vi.	Penalty	-	60% of Assessment
vii.	Administrative fees	-	10% of Assessment
viii.	Annual revalidation/renewal fees	-	35% of Assessment

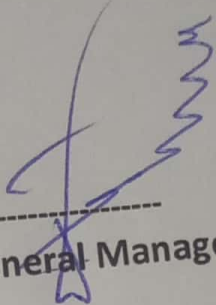
ASSESSMENT FEES

(1)	Signboards on the wall of the building	-	₦500.00 per sqm
(2)	Signboards by the road	-	₦1,000.00 per sqm
(3)	a. Billboard	-	₦1,500.00 per sqm
	b. Political	-	₦1,700.00 per sqm
(4)	Signboard on Board poles attracts	-	₦25,000.00 per space
(5)	Electronic Bill Board	-	₦2,500.00 per sqm

Added to approval fees

48.	Street Naming and House Numbering		
	(i) Street/Boulevard/Avenue (Maximum Distance) 250 metres	-	₦120,000.00
	(ii) Close (Maximum Distance 120 metres)	-	₦60,000.00
	(ii) House Numbering	-	₦5,000.00 per House
	(iv) Plate Production	-	₦4,000.00
	(v) Installation (Board)	-	₦ 500.00 per plate No
	(vi) BIR	-	₦1,000.00 per plate No

*Reviewed fee order of Kogi State Town Planning and Development Board
August 2020 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*



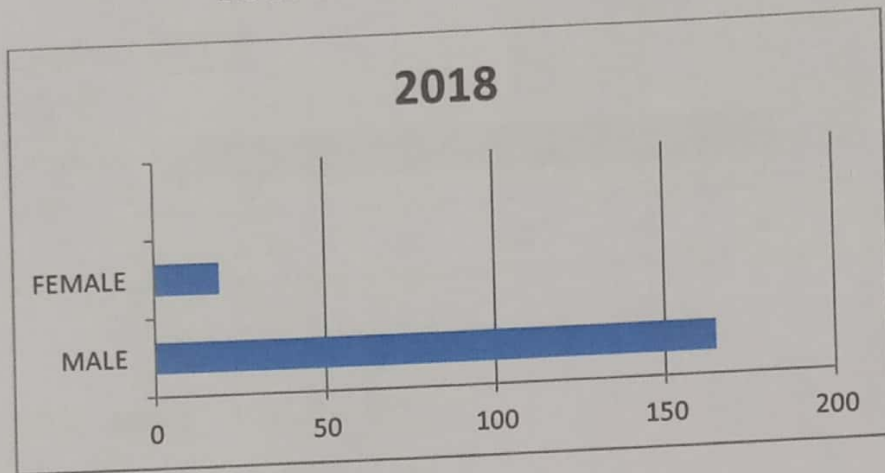
Signed: General Manager

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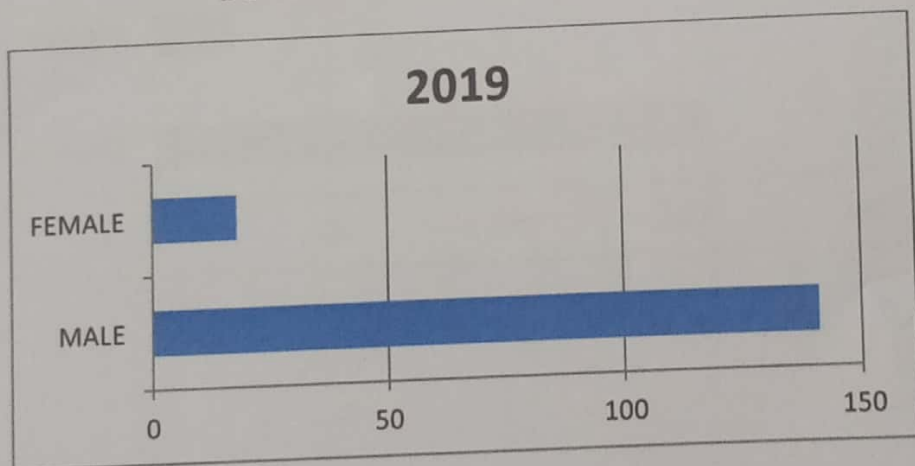
Payment / billing can be done through Central Bill System (CBS); the link is
kogicbs.ng

DATA ANALYSIS OF C of O's ISSUED BASED ON GENDER FROM 2018 -TILL DATE

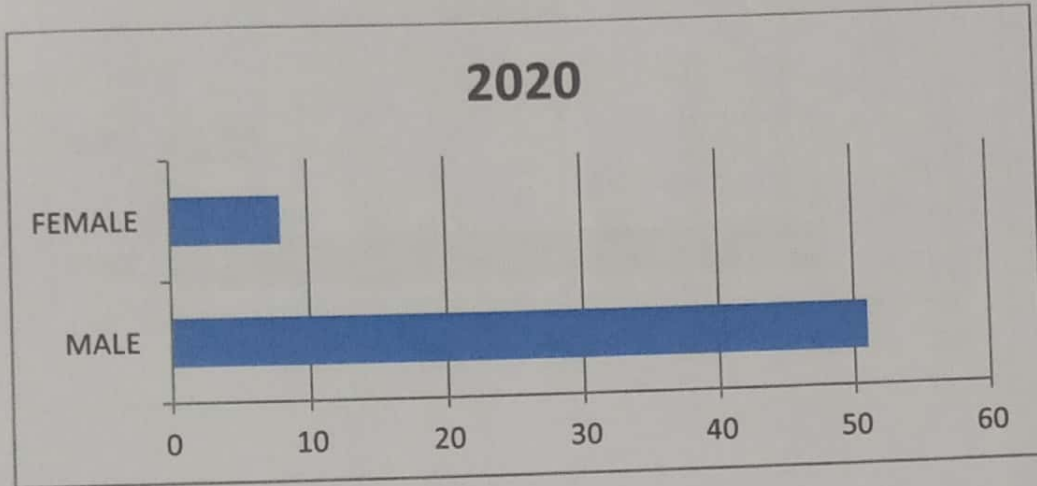
2018 → MALE - 165
FEMALE - 19
TOTAL - 184



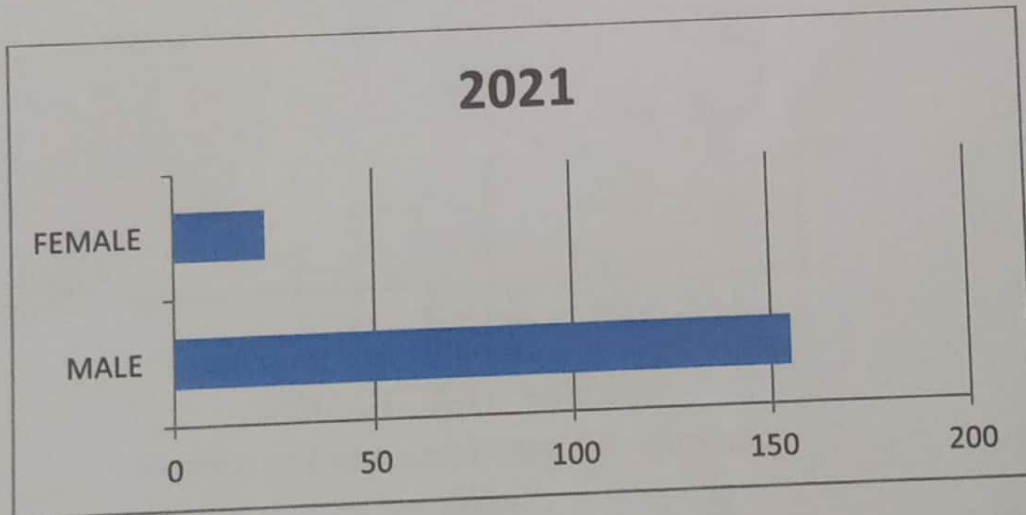
2019 → MALE - 141
FEMALE - 18
TOTAL - 159



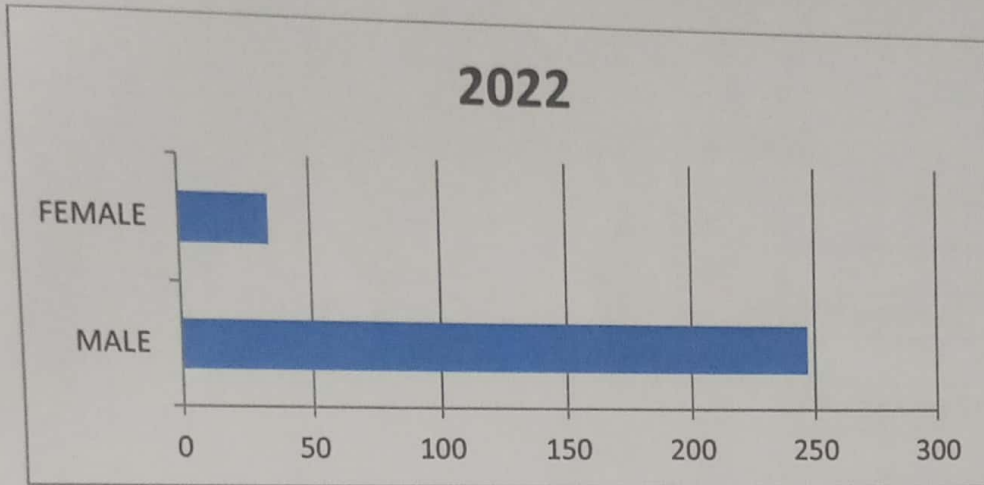
2020 → MALE – 51
FEMALE – 18
TOTAL – 59



2021 → MALE – 155
FEMALE – 23
TOTAL – 178



2022 → MALE – 247
FEMALE – 34
TOTAL – 281



Total number of Male from 2018 – 2022 = 759

Total number of Female from 2018 – 2022 = 102

Total number of C of O from 2018 – 2022 = 861

Sign : _____

Nazir Yusuf Ochi
12/12/2022
Hon Nazir Yusuf Ochi (CNA)
DIRECTOR-GENERAL
Bureau of Land and Urban Development
Kogi State

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	N15,0000.00
(g)	Subsequent transactions	N5,0000.00
(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 ²
	(ii) Village	N5.00/m ²
(b)	Commercial:	N55.00/m ² (30% upward)
(c)i	Industrial (Small and Medium scale)	N10.00/m ²
ii	Industrial (Heavy Duty)	N20.no/m ² (30% upward)
(d)	Educational	N5.00/m ²
(e)	Religious	N2.00/m ²
(f)	Recreational	N5.00/m ²
(g)	Agricultural	N2.00/m ²
(h)	Recertification Fee	N20,000.00
(i)	Quarry Site	N50.00/m ²
(j)	Mast Site (Internet/GSM)	N50.00/m ²
(k)	Fibre Optic	500/linear meter
(l)	Petrol Station	55/m ²
(m)	Office	55/m ²
(n)	Power substation	100/m ²
(o)	Distribution substation	50/m ²
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 ²
(ii)	Commercial	N16.00/m ²
(iii)	Industrial	N20.00/m ²
(iv)	Educational less than 1 hectare	N10.00/m ²
(v)	Educational more than 1 hectare	N5.00/m ²
(vi)	Religious	N8.00/m ²
(vii)	Recreational	N6.00/m ²
(viii)	Agricultural less than 1 hectare	N10.00/m ²
(ix)	Agricultural 1 st 10 hectare	N8.00/m ²
(x)	Agricultural next 10 hectare	N6.00/m ²

F. Premium on State Government Allocation

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

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

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)

H. CIS Processing

(i)	Residential	N35,000.00
(ii)	Commercial	N7,000.00
(iii)	Industrial	N250,000.00
(iv)	Others	N50,000.00

Issuance of Certified true Copy		
(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

J.	CHANGE OF USE	
(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
K.	Other Charges	
(i)	Private Layout Adoption Fee	N30,000.00
(ii)	SLTR C of O fee	N2,000.00

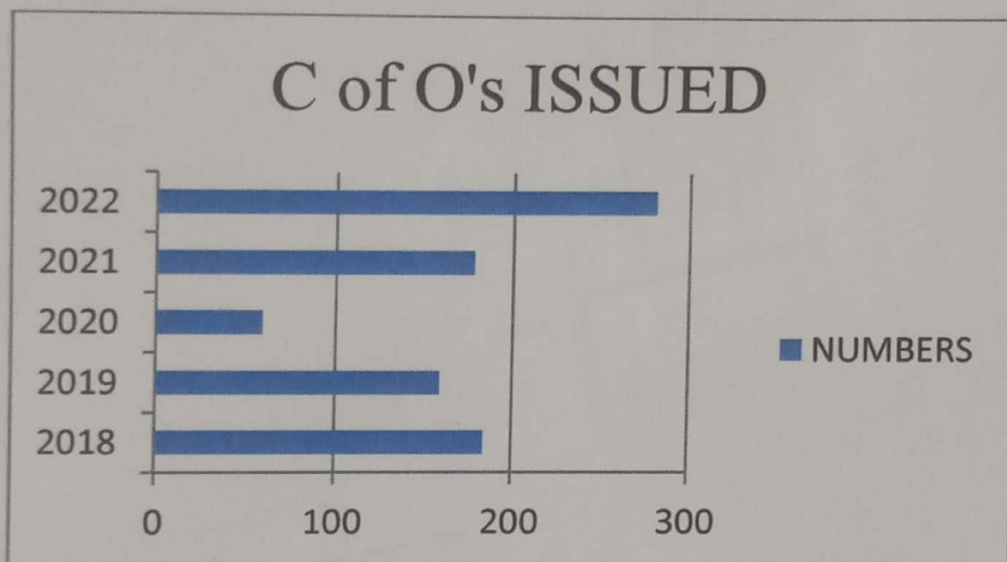
Fee order of Kogi State Bureau of Land and Urban development from the gazette of the law establishing the Kogi State Board of Internal Revenue Administrative, Harmonization Taxes, Duties, Levies, Fees and Charges, Dues to the State and Revenue Appeal Tribunal law, 2017.

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Signed: Director General

[Handwritten Signature]
19/12/2022

DIGNITIZED C OF O's ISSUED IN KOGI STATE

YEAR	NUMBERS
2018	184
2019	159
2020	59
2021	178
2022 Jan - Nov	281

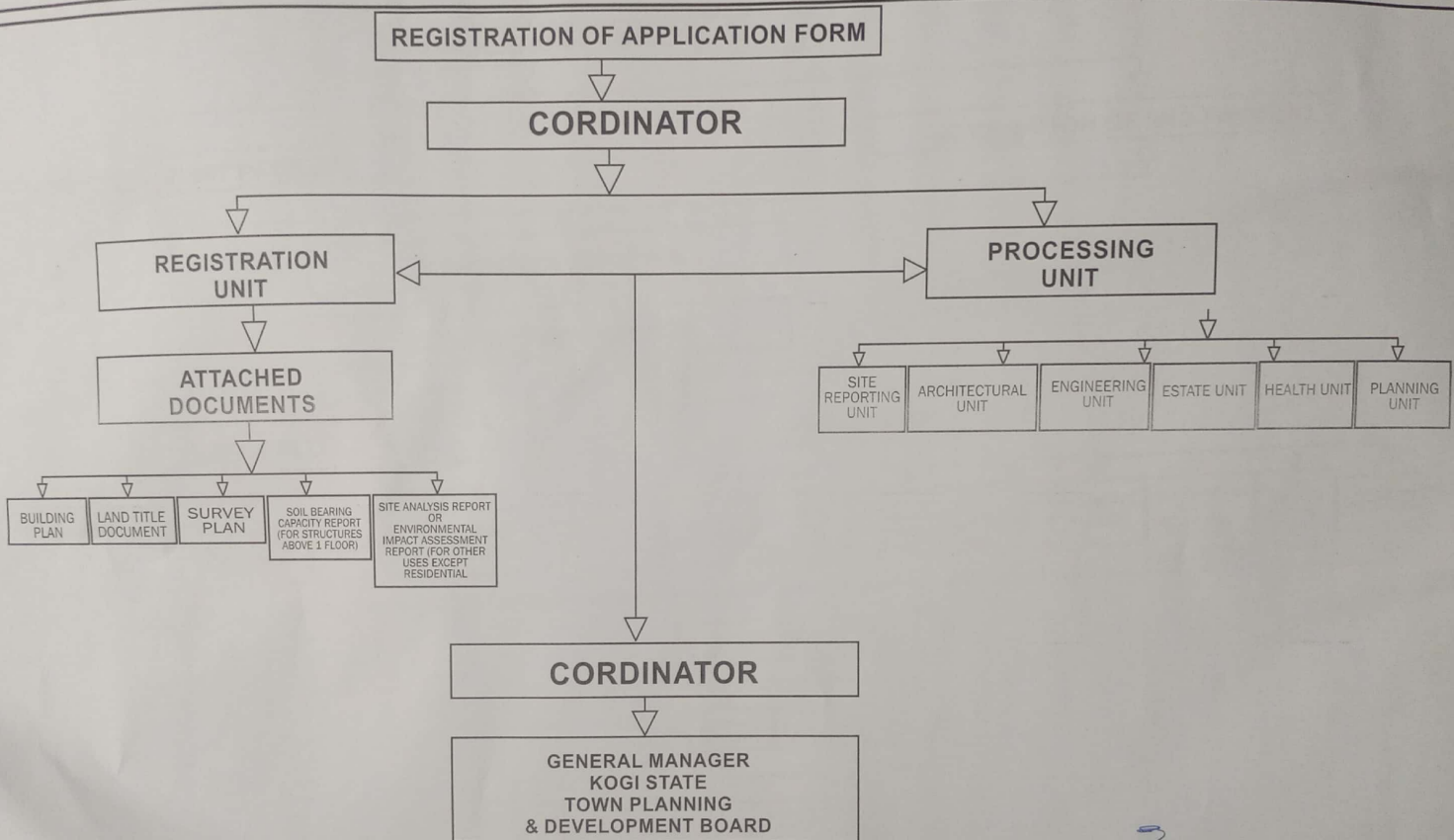


Sign : _____

Hon Nazir Yusuf Ochi (CNA)
DIRECTOR-GENERAL
Bureau of Land and Urban Development
Kogi State

(Handwritten signature in green ink)
12/12/2022

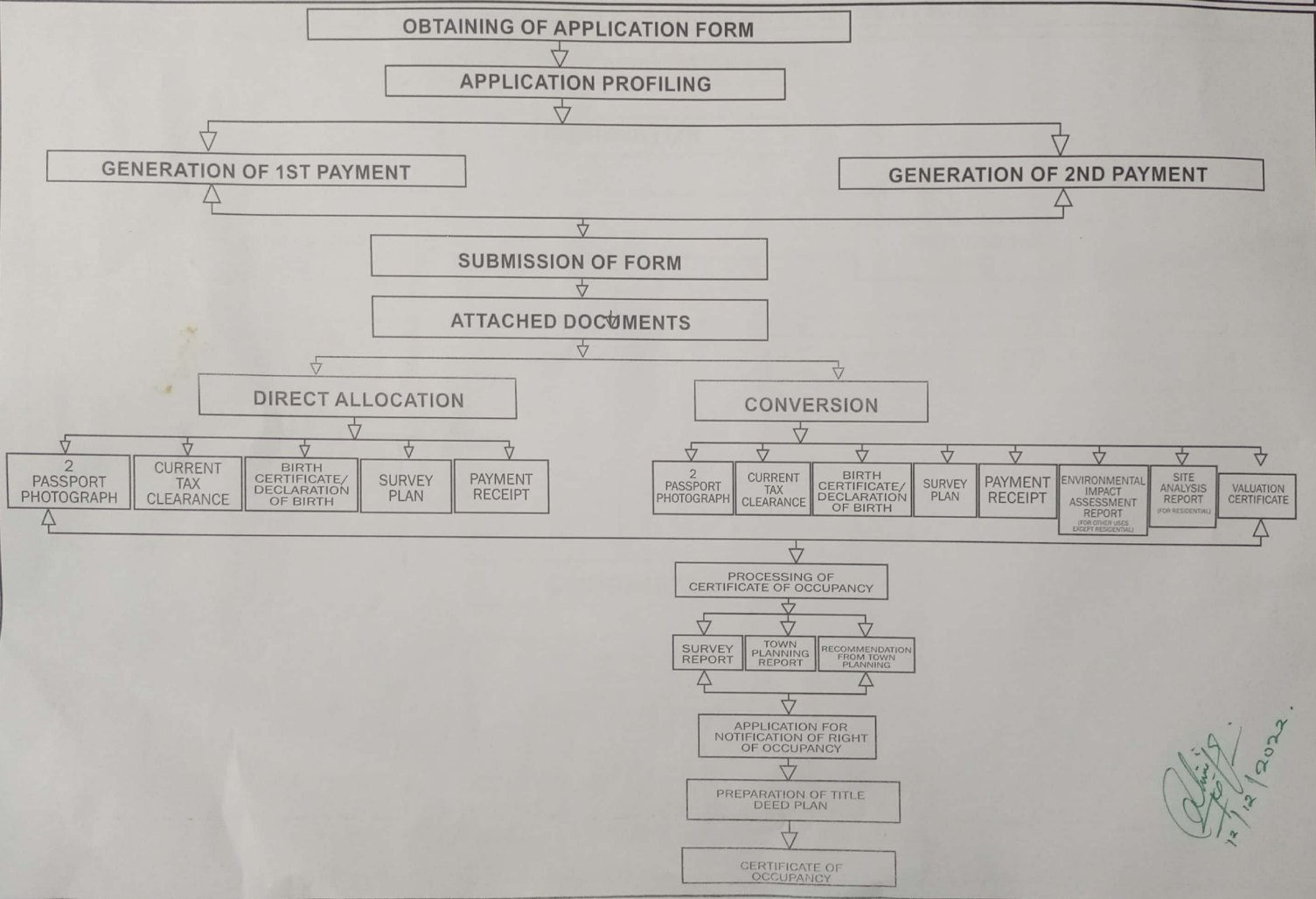
**PROCESSING & WORK FLOW FOR GRANTING OF DEVELOPMENT PERMIT
IN KOGI STATE TOWN PLANNING DEVELOPMENT BOARD**



APPROVAL IS GRANTED WITHIN ONE TO THREE WEEK MAXIMUM OTHERWISE THE APPLICANT WILL BE COMMUNICATED INCASE OF ANY DELAY IN WRITING.

Handwritten signature and date: 14/12/2022

WORK FLOW FOR THE PROCESSING/ACQUIRING OF CERTIFICATE OF OCCUPANCY FROM BUREAU OF LANDS & DEVELOPMENT



Handwritten signature and date: 12/12/2022