

LEGAL NOTICE NO.

THE LAND ACT

(No. 6 of 2012)

IN EXERCISE of the powers conferred by section 160 of the Land Act, 2012, the Cabinet Secretary for Lands, Public Works, Housing and Urban Development makes the following Regulations—

THE LAND (AMENDMENT) REGULATIONS, 2023

1. These Regulations may be cited as the Land (Amendment) Regulations, 2023.

LN 280/2017

2. The Land Regulations, 2017, in these Regulations herein after referred to as “principal Regulations” are amended by adding the following new regulations immediately after regulation 70—

Fees. **71.** The fees chargeable under section 154(1) of the Act shall be the fees prescribed in the Fifth Schedule.

3. The principal Regulations are amended by adding the following new Schedule immediately after the Fourth Schedule—

FIFTH SCHEDULE (r. 71)	
<u>FEES</u>	
LAND ADMINISTRATION MATTERS IN RESPECT OF WHICH FEES ARE PAYABLE	FEES (KSHS.)
Approval fee on alienation/ allocation/renewal lease, extension of lease, change of user, extension of user	30,000
Application for allocation of public land	2,000
Approval fee on sub division, partition, re-parcelation, combination and amalgamation	3,000 per portion
Conveyancing fee on alienation/ allocation/renewal, extension of lease, change of user, extension of user, sub division, partition, re-	5000

parcelation, combination and amalgamation	
Registration fee	1500
Application for Land control board consent fee	3,000
Application for Special Land Control Board consent	15,000
Planning fee	3% of stand premium
Application for creation of a public right of way (wayleave)	10,000
Application for a public right of way (communal)	10,000
Application for approval of transaction on controlled land by ineligible person	500,000
For attendance by any officer at a place outside the office for a day or part thereof of the absence from the office and the expenses incurred	5000 plus transport as per the AA rates
For attendance by any officer at a place outside the office for more than a day of the absence from the office and the expenses incurred	5000 plus transport as per the AA rates, plus per diem as may be prescribed by the Salaries and Remuneration Commission
Approval of sectional plans	500 per a unit
Balloting fee on settlement	1,000
Settlement fee on low potential	30 per cent of the market value of land
Settlement fee on medium potential	30 per cent of the market value of land
Settlement fee on high potential	30 per cent of the market value of land
Conveyancing fee on settlement scheme	2500
Survey fee on settlement scheme	6000 per acre with a minimum being 6000 per a portion

Made on the, 2023

ALICE WAHOME,
Cabinet Secretary for Lands, Public Works,
Housing and Urban Development.