INDUSTRIAL PROPERTY REGISTRATION GUIDELINES
(ORGANIZATION)

In Accordance with the provisions of 'ZAGIS Law & Other Matters Connected Therewith 2019' Part II:

1. Obtain the Right of Occupancy Organization Form (ROO) from:
   ZAGIS Customer Service Centre
   Olusegun Obasanjo Drive Adjacent J.B. Yakubu Secretariat,
   Gusau, Zamfara State.
   +234 8164955886, +234 8055515519 +234 8067315872, +234 8030512375
   Email: zagisgusau@gmail.com, gusauzagis@gmail.com

All application forms (https://accountantgeneral.zm.gov.ng/images/documents/zagislandapplicationstatutoryrightoccupancyorganisation.pdf) are free. Fill out the form completely and accurately. Leave NO section empty or unanswered.

2. Gather copies of all relevant land documents. Originals are preferred. You are advised to have photocopies made for safekeeping. An Applicant may appoint someone to represent them at ZAGIS. The Representative of the Applicant shall fill the "Authorized Representative Column" in the Application Form.

3. Applicants are required to come with the following Documents for Application for C of O:

   - Corporate Seal;
   - Corporate Affairs Commission Certificate of Incorporation/Registration;
   - Photo ID: National ID Card or International Passport or Driver's License or Voter's Card of the CEO or a Director;
   - Land Transfer Documents such as Sales Agreement or Deed of Transfer or Inheritance Document;
   - Survey Plan (Original copy);

- Evidence of Personal Income Tax or Current Tax Clearance Certificate. Applicants can visit Zamfara State Internal Revenue Service or using this link to register http://zirs.zm.gov.ng;
- Utility Bill to verify Applicant's Home Address;
- Court Affidavit and Police Report for lost or stolen documents; and
- If Using an Authorized Representative, a signed letter is required.

4. Applicants will be given a customized Bank Teller through which they can then proceed to Zenith Bank to make payment of a one-time, non-refundable deposit of Zone A, Zone B, and Zone C Areas of N150,000.00, N100,000.00 and N70,000.00, respectively, as Prime Charge (Processing Fee). Other fees ***(https://accountantgeneral.zm.gov.ng/images/documents/zamfarageographicinformationsystemscheduleofpayment.pdf),*** such as the Premium and Current Ground Rent will also be charged but will be given at the Offer stage. All charges and fees are payable to ZAGIS Zenith Bank Account Number 1215565506. These payments are in line with Sections 27 to 33 of ZAGIS Law & Other Matters Connected Therewith 2019.

All documents as in (3) above must be submitted to the ZAGIS Customer Service Centre along with a Bank Teller/ Bank print-out for the specific prime charge(s) or mailed to ZAGIS Office at Olusegun Obasanjo Drive Adjacent J.B. Yakubu Secretariat Gusau, Zamfara State.

5. Upon submission of complete documents listed in (3) above, the Applicants' shall be cleared within seven (7) working days from the date of submission.

6. Applicants whose documents have been cleared by the Geometry unit will receive an Acknowledgement Letter, while Applicants whose documents aren't cleared will be issued an Incomplete Application Notice within three (3) working days telling them of the affected document(s) to be rectified.

7. All successful Applicants will be given a Bill for Ground Rent, Premium and Development Levy **(https://accountantgeneral.zm.gov.ng/images/documents/zamfarageographicinformationsystemscheduleofpayment.pdf),** and an Acceptance Letter, within seven (7) working days, unless a Plot Identification/ Inspection is needed. The payment will be verified within two (2) working days.

8. In the event that plot identification/inspection is needed, ZAGIS team of inspectors will inspect the Plot within fourteen (14) working days after payment has been made and verified.

9. Return your signed Acceptance Letter with evidence of payment of all fees to ZAGIS.

10. Successful Applicants will be notified by phone and or by email when their Certificates of Occupancy are ready for collection. All collections shall be at the ZAGIS Customer Service Centre within the hours of 9am and 4pm; Monday to Friday (excluding public holidays). We are committed to a twenty (20) working day processing period after plot inspection in step 7 above and after all Fees and Charges are paid. Contact the ZAGIS Customer Service Centre if you have not received your collection notification after 30 working days.

11. For further information, refer to the Zamfara State Lands Administration and Geographic Information System Law, 2019, or call the ZAGIS Customer Service Centre within the hours of 9am and 4pm on +234 8164955886, +234 8055515519 +234 8067315872, +234 8030512375 from Monday to Friday (excluding public holidays) or email at info@zagis.org, or visit our website at www.zagis.zm.gov.ng

Signed:
Director General, ZAGIS
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November 2022

Zamfara State Government

ZAMFARA GEOGRAPHIC INFORMATION SYSTEM

(ZAGIS)

Certification/Recertification and Ground Rent Fees

1. Cost of Obtaining of Electronic CofOs

ZONE A: Gusau Metropolis

LAND USE	EXISTING CofO	EXISTING LETTER OF GRANT	FRESH
	₦	₦	₦
RESIDENTIAL	20,000.00	30,000.00	40,000.00
COMMERCIAL	50,000.00	75,000.00	100,000.00
INDUSTRIAL	70,000.00	110,000.00	150,000.00

Zone B: T/MAFARA, K/NAMODA, SHINKAFI, BUNGUDU, TSAFE AND GUMMI

LAND USE	EXISTING CofO	EXISTING LETTER OF GRANT	FRESH
	₦	₦	₦
RESIDENTIAL	15,000.00	25,000.00	30,000.00
COMMERCIAL	30,000.00	50,000.00	70,000.00
INDUSTRIAL	70,000.00	75,000.00	100,000.00

ZONE C: OTHER LOCAL GOVERNMENTS AND TOWNS

LAND USE	EXISTING CofO	EXISTING LETTER OF GRANT	FRESH
	₦	₦	₦
RESIDENTIAL	10,000.00	20,000.00	25,000.00
COMMERCIAL	20,000.00	30,000.00	50,000.00
INDUSTRIAL	40,000.00	55,000.00	70,000.00

2. Ground Rent Rates

ZONE A: Gusau Metropolis

LAND USE	CATEGORIY	RATE
RESIDENTIAL	FLAT RATE	₦5/M2
COMMERCIAL	RESTAURANT etc.	₦10/M2
COMMERCIAL	PETROLEUM FILLING STATION	₦10/M2
COMMERCIAL	BANKS etc.	₦20/M2
INDUSTRIALS	LIGHT INDUSTRY	₦15/M2
INDUSTRIALS	HEAVY INDUSTRY/ MINING/QUARY	₦60,000/ HECT.

Zone B: T/MAFARA, K/NAMODA, SHINKAFI, BUNGUDU, TSAFE AND GUMMI

LAND USE	CATEGORIY	RATE
RESIDENTIAL	FLAT RATE	₦3/M2
COMMERCIAL	RESTAURANT etc.	₦7/M2
COMMERCIAL	PETROLEUM FILLING STATION	₦7/M2
COMMERCIAL	BANKS etc.	₦20/M2
INDUSTRIALS	LIGHT INDUSTRY	₦10/M2
INDUSTRIALS	HEAVY INDUST./ MINING/QUARY	₦60,000

ZONE C: OTHER LOCAL GOVERNMENTS AND TOWNS

LAND USE	CATEGORIY	RATE
RESIDENTIAL	FLAT RATE	₦2/M2
COMMERCIAL	RESTAURANT etc.	₦5/M2
COMMERCIAL	PETROLEUM FILLING STATION	₦5/M2
COMMERCIAL	BANKS etc.	₦20/M2
INDUSTRIALS	LIGHT INDUSTRY	₦7/M2
INDUSTRIALS	HEAVY INDUSTRY/ MINING/QUARY	₦60,000/HEC T
LEGAL SEARCH		

FARLAND AND COMMERCIAL FARMING

Land Use	Category	Rate
Farmland	Nominal rent	1-10 HECT 3000 11-50 HECT 2500 51-100 HECT 2000 101-500 HECT 1,500 501-1000 HECT 500 1001 AND ABOVE 300
Commercial Farming	Poultry, Fishing, Orchard	₦10,000 PER HECTER
PENAL RENT – 5%		

3. Legal search
    - Residential N3,000
    - Commercial N7,000
    - Industrial N10,000

Note

All charges and fees are payable to ZAGIS Zenith Bank Account Number 1215565506.

Signed:
Director General, ZAGIS.
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