

SPECIAL ISSUE

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LEGAL NOTICE NO. 69

THE VALUERS ACT

(Cap. 532)

IN EXERCISE of the powers conferred by section 25 of the Valuers Act, the Cabinet Secretary for Lands, Public Works, Housing and Urban Development makes the following Rules—

THE VALUERS (FORMS AND FEES) (AMENDMENT) RULES,
2024

1. These Rules may be cited as the Valuers (Forms and Fees) (Amendment) Rules, 2024. Citation.
2. The Valuers (Forms and Fees) Rules, 1987 are amended by deleting the Third Schedule and substituting therefor the Schedule set out in the Schedule to these Regulations. LN 33/1987
3. The Valuers (Forms and Fees) (Amendment) Rules, 2024 are revoked. LN 26/2024

SCHEDULE

THIRD SCHEDULE. (r. 7)	
ITEM	FEES (KShs.)
Urban rating and agriculture.	The first 5,000,000 at 1.0 per cent. Residue at 0.25 per cent.
Compulsory acquisition.	The first 5,000,000 at 2.0 per cent. Residue at 0.5 per cent.
Rental.	The first 800,000 at 10 per cent. Residue at 5 per cent.
Plant machinery and automobile:	The first 10,000,000 at 1.5 per cent. Residue at 0.5 per cent.
Furniture, fittings, equipment, trading stock and going concerns.	The first 2,000,000 at 5.0 per cent. Residue at 2.5 per cent.
Minimum valuation fees.	25,000 for any valuation.
Consultancy, which does not involve; carrying out a valuation, or compilation of a valuation report, or advising on the value of property.	3,000 per hour, the number of hours as assessed by the Director Valuation.

Attending court or a place outside the office for a day or less than a day.	3,000 plus transport as per the AA rates.
Attending court or a place outside the office for more than a day.	3,000 plus transport as per AA rates and daily subsistence allowance prescribed by the Salaries and Remuneration Commission.
Provision of certified copies of data.	1,000 first 10 pages, 100 for each additional page.
Disbursement cost and expenses.	These shall be based on the costs incurred in undertaking the valuation.

Made on the 11th April, 2024.

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

LEGAL NOTICE NO. 70

THE SURVEY ACT

(Cap. 299)

IN EXERCISE of the powers conferred by section 45 of the Survey Act, the Cabinet Secretary for Lands, Public Works, Housing and Urban Development makes the following Regulations —

THE SURVEY (ELECTRONIC CADASTRE TRANSACTIONS) (AMENDMENT) REGULATIONS, 2024

1. These Regulations may be cited as the Survey(Electronic Cadastre Transactions) (Amendment) Regulations, 2024. Citation.
2. Regulation 12 of the Survey (Electronic Cadastre Transactions) Regulations, 2020, is amended in paragraph (3) by deleting the words “and Sixth Schedules” appearing immediately after the word “Fifth” and substituting therefor the word “Schedule”. LN 132/2020.
3. The Survey (Electronic Cadastre Transactions) (Amendment) Regulations, 2024 are revoked. LN 25/2024

Made on the 11th April, 2024.

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

LEGAL NOTICE NO. 71

THE SURVEY ACT

(Cap. 299)

IN EXERCISE of the powers conferred by section 45 of the Survey Act, the Cabinet Secretary for Lands, Public Works, Housing and Urban Development makes the following Regulations—

THE SURVEY (AMENDMENT) REGULATIONS, 2024

1. These Regulations may be cited as the Survey (Amendment) Regulations, 2024. Citation.
2. Regulation 34 of the Survey Regulations, 1994, herein after referred to as the “principal Regulations” is amended— LN 168/1994.
 - (a) in paragraph (1) by deleting the words “and Sixth Schedules” appearing immediately after the word “Fifth” and substituting therefor the word “Schedule”;
 - (b) in paragraph (2) by deleting the word “Sixth” appearing immediately after the words “prescribed in the” and substituting therefor the word “Fifth”;
 - (c) in paragraph (3) by deleting the word “Seventh” appearing immediately after the words “prescribed in the” and substituting therefor the word “Fifth”.
3. The principal Regulations are amended by deleting the Fifth Schedule and substituting therefor the Schedule set out in the Schedule to these Regulations.
4. The principal Regulations are amended by deleting the Sixth Schedule.
5. The principal Regulations are amended by deleting the Seventh Schedule.
6. The Survey (Amendment) Regulations, 2024 are revoked. LN 29/2024.

SCHEDULE

FIFTH SCHEDULE

(r. 34)

FEES		
S/NO.	Land Survey and Mapping Fees	Fees (Kshs.)
1.	Consultancy fees on land survey and mapping matters.	3,000 per hour, the number of hours as assessed by the Director of Surveys.
2.	Application for Licensing.	15, 000.
3.	Approval of Geodetic Controls including CORS and other geo-referencing infrastructure per annum.	10,000 per station.

4.	Geo-referencing of land parcels 15,000xH square root of area in Hectares excluding the expenses as per the Eighth Schedule of the Survey Regulations, 1994.	Minimum 15,000 x H (H is Square root of Area in Hectares).
5.	Search.	500.
6.	Fixed boundary Survey.	Minimum 20,000xH (H is Square root of Area in Hectares) plus 3% of the value of the Land.
7.	Geo-referencing and survey of a sectional Unit.	i. 1–5 units = 35,000 per unit ii. 6– 15 units = 28,0000 per unit iii. 16– 30 units = 25,000 per unit Above 30 units = 20,000 per unit
8.	Processing and approval of mutation surveys.	600 per portion.
9.	Mutation surveys per land parcel (3000xH where H is square root of area in Hectares).	5,000xH per portion (H is Square root of Area in Hectares) plus 3% of the value of the land.
10.	Topographical surveys.	30,000 per Ha or part thereof.
11.	Attending court or a place outside the office for a day or less than a day.	3,000 plus transport as per AA rates.
12.	Attending court or a place outside the office for more than a day.	3,000 plus transport as per AA rates and daily subsistence allowance prescribed by the Salaries and Remuneration Commission
13.	Resolution of boundary dispute.	10,000 plus transport as per AA rates and Daily Subsistence Allowance prescribed by the Salaries and Remuneration Commission.
14.	Authentication of plan, diagram or imagery extract.	2,000 per plan.
15.	RIM amendments.	2,500 Per parcel of land.
16.	Sale of maps (blue prints).	A0 = 500 A1 = 400 A2 and A3 = 350.

17.	Sale of the National Atlas.	10,000.
18.	Sale of mutation forms.	200 per set.
19.	Sale of assorted stationaries (file folders, computations sheets, cover note, parcel files, etc.)	50 per a page.
20.	Sale of topographical maps (SK series, county, various scales topo maps etc.)	1,000 per hard copy.
21.	Sale of Nautical Charts.	5,000.
22.	Sale of digital geospatial data in form PDF or Jpeg	300.
23.	Approval for aerial survey including drone mapping (<i>minimum fee</i>).	10,000.
	AERIAL SURVEY AND DRONE MAPPING (AS PER CLUSTERS)	
24.	<i>Cluster 1</i>	
	Flight Planning fee.	100,000.
	1-100 Acres.	1,600 per Acre.
	101-500 Acres.	1,400 per Acre.
25.	<i>Cluster 2</i>	
	Flight Planning fee.	150,000.
	501-1000 Acres.	1,200 per Acre.
26.	<i>Cluster 3</i>	
	Flight Planning fee.	250,000.
	1001-5000 Acres.	900 per Acre.
27.	<i>Cluster 4</i>	
	Flight Planning fee.	300,000.
	5001-10,000 Acres.	850 per Acre.
28.	<i>Cluster 5</i>	
	Flight Planning fee.	600,000.
	10,001-25,000 Acres.	800 per Acre.
29.	<i>Cluster 6</i>	
	Flight Planning fee.	1,000,000.
	25,001-50,000.	600 per Acre.

Made on the 11th April, 2024.

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

LEGAL NOTICE NO. 72

THE PHYSICAL AND LAND USE PLANNING ACT
(Cap. 303)

IN EXERCISE of the powers conferred by section 90 of the Physical and Land Use Planning Act, the Cabinet Secretary for Lands,

Public Works, Housing and Urban Development makes the following Regulations –

**THE PHYSICAL AND LAND USE PLANNING (PLANNING FEES)
(AMENDMENT) REGULATIONS, 2024**

1. These Regulations may be cited as the Physical and Land Use Planning (Planning Fees) (Amendment) Regulations, 2024. Citation.
2. Table 2 of the Schedule to the Physical and Land Use Planning (Planning Fees) Regulations, 2021 is amended by adding the items set out in the Schedule to these Regulations immediately after item 23. LN 243/2021.
3. The Physical and Land Use Planning (Planning Fees) (Amendment) Regulations, 2024 are revoked. LN 24/2024

SCHEDULE

<i>Consultancy services/ Professional Advice on Physical Planning.</i>		
	Item	Fees (Kshs.)
24.	Attending court or a place outside the office for a day or less than a day.	3,000 plus transport as per AA rates.
25.	Attending court or a place outside the office for more than a day.	3,000 plus transport as per AA rates and daily subsistence allowance prescribed by the Salaries and Remuneration Commission.
26.	Consultancy to a body corporate.	3000 per hour, the number of hours as assessed by the National Physical Planning Director

Made on the 11th April, 2024.

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

LEGAL NOTICE NO. 73

THE COMMUNITY LAND ACT
(Cap. 287)

IN EXERCISE of the powers conferred by section 48 of the Community Land Act, the Cabinet Secretary for Lands, Public Works, Housing and Urban Development makes the following Regulations —

THE COMMUNITY LAND (AMENDMENT) REGULATIONS, 2024

1. These Regulations may be cited as the Community Land (Amendment) Regulations, 2024. Citation.
2. The Community Land Regulations, 2017, herein after referred to as the “principal Regulations” are amended by adding the following new regulation immediately after regulation 27— LN 279/2017.

Fees. 28. The fees payable under section 48(2)(f) of the Act shall be the fees prescribed in the Sixth Schedule.

3. The Fifth Schedule to the principal Regulations is amended by deleting Form CLA8 and substituting therefor the Form set out in the First Schedule to these Regulations.

4. The principal Regulations are amended by inserting the Schedule set out in the Second Schedule of these Regulations immediately after the Fifth Schedule.

5. The Community Land (Amendment) Regulations, 2024 are revoked. LN 28/2024.

FIRST SCHEDULE

FORM CLA 8

(r. 12(6))



REPUBLIC OF KENYA
MINISTRY OF LANDS, PUBLIC WORKS, HOUSING
AND URBAN DEVELOPMENT

To: The Adjudication team of.....

Details of the Applicant(s):

Names.....

Pin No.....

Postal/Email Address.....

Tel. No.....

I/We,a resident of..... within (locality) in.....County hereby apply for recognition and adjudication of community land rights over the parcels of land shown in the attached sketch diagrams/maps/plans. The description of the parcels is as follows—

Current use of the land.....

Dated at..... this.....day of, 20.....

Signature of Applicant/s

SECOND SCHEDULE	
SIXTH SCHEDULE. (r. 28)	
FEES	
PARTICULARS OF SERVICE	FEES (Kshs.)
Application for recognition of interest/claim on community land in Form CLA 1.	5,000.
Notification of change in composition of the Community Land Management Committee in Form CLA 2.	2,000.
Application for registration of a community in Form CLA 3 under section 7 of the Act.	5,000.
Updating the register of community members under section 7 of the Act.	1,000.
Application for recognition and adjudication of claims on community land in Form CLA 8 under section 8 of the Act.	2,500.
Application for Customary Right of Occupancy in Form CLA 9 under section 14 of the Act.	2,500.
Application to lodge a dispute in Form CLA 12.	2,500.

Made on the 11th April, 2024.

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

LEGAL NOTICE NO. 74

THE LAND ACT

(Cap. 280)

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, 2024

1. These Regulations may be cited as the Land (Amendment) Regulations, 2024. Citation.

2. The Land Regulations, 2017, in these Regulations herein after referred to as “principal Regulations” are amended by adding the following new regulation immediately after regulation 70 — LN 280/2017.

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 Schedule set out in the Schedule to these Regulations, immediately after the Fourth Schedule.

4. The Land (Amendment) Regulations, 2024 are revoked. LN 27/2024.

SCHEDULE

FIFTH SCHEDULE	
(r. 71)	
FEES	
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 and extension of user.	10,000 for cities and municipalities, 5,000 for townships.
Application for allocation of public land.	2,000.
Approval fee on sub-division, partition, re-parcelation, combination and amalgamation.	1,500 per portion.
Conveyancing fee on alienation/ allocation/renewal, extension of lease, change of user, extension of user, subdivision, partition, re-parcelation, combination and amalgamation.	3,000
Registration fee.	1,000
Application for the Land Control Board consent.	3,000.
Application for special Land Control Board consent	10,000.
Planning.	3% of stand premium.
Application for creation of a public right of way (wayleave).	5,000.
Application for a public right of way (communal).	5,000.
Application for approval of transaction on controlled land by an ineligible person.	250,000.
Attending court or a place outside the office for a day or less than a day.	3,000 plus transport as per the AA rates.
Attending court or a place outside the office for more than a day.	3,000 plus transport as per the AA rates, plus Daily Subsistence Allowance as may be prescribed by the Salaries and Remuneration Commission.
Approval of sectional plans.	500 per a unit.

Balloting on settlement.	1,000.
Settlement.	20% of the market value of land.
Conveyancing for a settlement scheme.	2500.
Survey on a settlement scheme.	6000 per Acre with a minimum being 6000 per portion.

Made on the 11th April, 2024.

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

LEGAL NOTICE NO. 75

THE LAND REGISTRATION ACT

(Cap. 300)

IN EXERCISE of the powers conferred by sections 102 and 110 of the Land Registration Act, 2012, the Cabinet Secretary for Lands, Public Works, Housing and Urban Development makes the following Regulations —

THE LAND REGISTRATION (REVOCATION) REGULATIONS, 2024

1. These Regulations may be cited as the Land Registration (Revocation) Regulations, 2024. Citation.

2. The following Rules and Regulations are revoked— Revocation.

LN 21/1959.	(a) the Land Titles (Fees) (Land Registration Court) Rules;
Cap. 159 (1948).	(b) the Land Titles (Fees) (Custody of Documents) Rules;
LN 108/1965.	(c) the Land Titles (Survey Fees) Rules
LN. 302/1994.	(d) the Land Titles (Registration Fees) Rules;
LN 10/2010.	(e) the Government Lands (Consents) (Fees) Rules;
LN 11/2010.	(f) the Government Lands (Approvals) Rules;
L.N. 171/1976.	(g) the Government Lands (Charges for Temporary Occupation Licenses) Rules
LN 2/2010.	(h) the Government Lands (Fees) Rules;
LN 306/1994.	(i) the Government Lands (Conveyancing Fees) Rules;

LN 211/2003. (j) the Land Arbitration Tribunal (Fees) Rules.

LN 35/2024. (k) the Land Registration (Revocation) Regulations, 2024.

Made on the 11th April, 2024.

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

LEGAL NOTICE NO. 76

THE LAND ADJUDICATION ACT
(Cap. 284)

IN EXERCISE of the powers conferred by section 35 of the Land Adjudication Act, the Cabinet Secretary for Lands, Public Works, Housing and Urban Development makes the following Regulations —

THE LAND ADJUDICATION (AMENDMENT) REGULATIONS,
2024

1. These Regulations may be cited as the Land Adjudication (Amendment) Regulations, 2024.

Citation.

2. Regulation 4 of the Land Adjudication Regulations, 1970, in these Regulations herein after referred to as “principal Regulations” is amended by—

LN 143/1970.

(a) deleting the word “Second” appearing in paragraph (2);

(b) deleting paragraph (5) and substituting therefor the following new paragraph—

(5) Any party to an appeal shall be entitled to obtain copies of demarcation maps on payment of fees, at the rates prescribed in the Schedule, and copies of relevant documents including the proceedings and decisions of committees, boards and adjudication officers in respect of the holdings in dispute, on payment of copying fees at the rates prescribed in the Schedule.

3. Regulation 5 of the principal Regulations is amended by deleting the word “Second” appearing in paragraph (1).

4. Regulation 6 of the principal Regulations is amended by deleting the word “First” appearing in paragraph (1).

5. Regulation 7 of the principal Regulations is amended by deleting the word “Second” appearing immediately after the words “specified in the”.

6. Regulation 9 of the principal Regulations is amended by deleting the words “one hundred and fifty” appearing in paragraph (1) and substituting therefor the words “one thousand”.

7. Regulation 12 of the principal Regulations is amended—

(a) in paragraph (1) by deleting the words “a hundred” and substituting therefor the words “seven hundred”; and

(b) in paragraph (2) by deleting the words “a hundred” and substituting therefor the words “seven hundred”.

8. The principal Regulations are amended by deleting the First Schedule.

9. The principal Regulations are amended by deleting the Second Schedule and substituting therefor the Schedule set out in the Schedule to these Regulations.

10. The Land Adjudication (Amendment) Regulations, 2024 are revoked. LN 23/2024.

SCHEDULE

SCHEDULE (r. (5, 6,7))	
FEES	
ITEM	FEES (KShs.)
Filing case to the Land Adjudication Committee.	2,000.
Appeal to the Arbitration Board.	3,000.
Objection to the Adjudication Register.	3,000.
Appeal to the Cabinet Secretary against the decision of the Adjudication Officer.	5,000.
Consent of Land Adjudication Officer on staying of land suits under section 30(1) of the Act.	3,000.
Appeal to the Cabinet Secretary against the decision of the Adjudication Officer under Section 30(1) of the Act.	5,000.
Sale of sketch map/demarcation maps.	1,000.
Letter for confirmation of ownership of land under land adjudication.	1,000.
Sale of case proceedings per page.	100.
Land Adjudication per hectare.	1,000.

Made on the 11th April, 2024.

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

LEGAL NOTICE NO. 77

THE LAND REGISTRATION ACT

(Cap. 300)

IN EXERCISE of the powers conferred by sections 102 and 110 of the Land Registration Act, 2012, the Cabinet Secretary for Lands, Public Works, Housing and Urban Development makes the following Regulations –

THE LAND REGISTRATION (GENERAL) (AMENDMENT)
REGULATIONS, 2024

1.. These Regulations may be cited as the Land Registration (General) (Amendment) Regulations, 2024.

2. Regulation 97 of the Land Registration (General) Regulations, 2017 herein after referred to as the “principal Regulations” is amended—

LN 278/2017.

- (a) by inserting the following new paragraph immediately before paragraph (1)–

(1) The fees and charges payable for the registration of documents or instruments and any other transaction shall be as prescribed in the Seventh Schedule.

- (b) by renumbering paragraph (1) and (2) as (2) and (3), respectively.

3. The principal Regulations are amended by adding the Schedule set out in the Schedule to these Regulations immediately after the Sixth Schedule.

4. The Land Registration (General) (Amendment) Regulations, 2024 are revoked.

LN 36/2024.

SCHEDULE

SEVENTH SCHEDULE. (r. 97(1))

SERVICES	FEES (KSHS.)
Application for official search under section 34 of the Act (online and manual).	1,000
Application for registration of documents/instruments in the prescribed forms and any other whose forms are not prescribed.	1,000
Incorporation of a trust.	10,000
Corporation certificate.	1,500
Notice of change of corporation membership.	1,000
Notice of change of corporation board membership.	1,000
Public notice on the termination of sectional status.	1,000

Conversion of sub-leases/long-term leases.	1,000
Issuance of certificate of title or certificate of lease.	2,500
Resubmission for registration of any document previously rejected because of an error thereon or for failure to comply with any pre-requisite of registration (per document rejected)	1,000
Replacement of title.	2,500
Opening new registers resulting from adjudication, new lease, sectional units, partition, amalgamation or subdivision for each parcel.	1,000
Rectification of the register or change /correction of name not occasioned by the land registrar under section 79(1) and (3).	2,000
Preparation of a surrender of lease, discharge of charge, release of easement, release of profit or lease of restrictive agreement, application to sever a joint proprietorship, application for partition, notice of revocation of power of attorney or a caution under section 36 of the Act.	5,000
Application for approval of a form not provided in the prescribed forms or which in the opinion of the land registrar requires substantial additions to or variations from the prescribed form.	3,000 upon approval by the Chief Land Registrar.
Application for re-establishing a missing boundary or ascertainment of a boundary in dispute under section 16(4) of the Act.	3,000
Application for ascertaining and fixing boundaries under section 19 of the Act.	3,000
Placement of caution or restriction other than restriction by the land registrar or government entities under section 71 of the Act.	1,000
Any formal proceeding or hearing including caution, removal of caution, restriction, double registration, correction/change of name conducted by the registrar under section 14 of the Act.	3,000
Application for certified copies of the proceedings arising from the determination of the Land Registrar or Chief Land Registrar under section 34 of the Act.	1,000 for the first 10 pages, 100 for each additional page.
Appeals to the Chief Land Registrar from an order of the Land Registrar under section 14 of the Act.	5,000
Attending court or a place outside the office for a day or less than a day.	3,000 plus transport as per the AA rates.
Attending court or a place outside the office for more than a day.	3,000 plus transport as per the AA rates and daily subsistence

	allowance as may be prescribed by the Salaries and Remuneration Commission.
Application for certified copies of instruments under section 34 of the Act.	1,000 per instrument of 10 or less pages, 100 for each additional page.
Attestation of mutations/ sectional plans.	1,000 for 1-5 portions/units, plus 500 for additional 6-10 portions/units, plus 250 for additional portion/unit above 10 units.
Application to convert land from one category to another.	1,500
Attestation by the Registrar under section 45 of the Act.	2,500
Professional advice on any registration matters by the Land Registrar/ Chief Land Registrar.	3,000

Made on the 11th April, 2024.

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