

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 publicland.	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 settlementscheme.	2500.
Survey on a settlement scheme.	6000 per Acre with a minimum being6000 per portion.

Made on the 11th April, 2024.

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