

GOVERNMENT OF ZAMBIA

STATUTORY INSTRUMENT NO. 110 OF 2009

The Lands Act

(Laws, Volume 12, Cap 184)

**The Lands (Ground Rent, Fees and Charges)
Regulations, 2009**

IN EXERCISE of the powers contained in section *thirty-one* of the Lands Act, the following Regulations are hereby made:

- | | |
|--|---------------------------------|
| 1. (1) These Regulations may be cited as the Lands (Ground Rent, Fees and Charges) Regulations, 2009. | Title and commencement |
| (2) These Regulations shall come into effect on 1st January, 2010. | |
| 2. The ground rents set out in the First Schedule shall be payable by persons holding land specified in that Schedule. | Ground rent |
| 3. The fees and charges set out in the Second Schedule shall be payable in respect of transactions in land specified in that Schedule. | Fees and charges |
| 4. The Lands (Ground Rent and Fees) Regulations, 2006, are hereby revoked. | Revocation of SI No. 44 of 2006 |

FIRST SCHEDULE

(Regulation 2)

ANNUAL GROUND RENT FOR STANDS IN AREAS OF CITY, MUNICIPAL AND DISTRICT COUNCILS

A. City Areas-Lusaka, Kitwe, Ndola and Livingstone

<i>Zoning</i>	<i>Category</i>	<i>Parcel size (in Hectares)</i>	<i>Cumulative charge per additional Hectarage in Fee Units</i>	<i>Annual ground rent charged in Fee Units</i>
Residential	High cost	up to 1 Ha.	2222	1111
	Medium cost	up to 1 Ha.	533	333
	Low cost	up to 1 Ha.	232	222
Industrial	Heavy industrial	up to 1 Ha.	4444	2500
	Light industrial	up to 1 Ha.	4444	1667
Commercial	High cost	up to 1 Ha.	3332	2222
	Medium cost	up to 1 Ha.	2222	1333
	Low cost	up to 1 Ha.	1666	444
Religious	Religious	up to 1 Ha.	417	222
Recreational	Recreational	up to 1 Ha.	1667	556

B. Municipal Council Areas, Chongwe and Kafue District Councils

<i>Zoning</i>	<i>Category</i>	<i>Parcel size (in Hectares)</i>	<i>Cumulative charge per additional Hectarage in Fee Units</i>	<i>Annual ground rent charged in Fee Units</i>
Residential	High cost	up to 1 Ha.	444	832
	Medium cost	up to 1 Ha.	333	400
	Low cost	up to 1 Ha.	222	232
Industrial	Industrial	up to 1 Ha.	1389	3332
Commercial	High cost	up to 1 Ha.	1111	832
	Low cost	up to 1 Ha.	333	554
Religious	Religious	up to 1 Ha.	111	278
Recreational	Recreational	up to 1 Ha.	278	417

C. District Council Areas

<i>Zoning</i>	<i>Category</i>	<i>Parcel size (in Hectares)</i>	<i>Cumulative charge per additional Hectarage in Fee Units</i>	<i>Annual ground rent charged in Fee Units</i>
Residential	High cost	up to 1 Ha.	333	666
	Medium cost	up to 1 Ha.	222	444
	Low cost	up to 1 Ha.	111	276
Industrial	Industrial	up to 1 Ha.	1111	2224
Commercial	Medium cost	up to 1 Ha.	1000	554
	Low cost	up to 1 Ha.	333	278
Religious	Religious	up to 1 Ha.	111	222
Recreational	Recreational	up to 1 Ha.	167	277

ANNUAL GROUND RENT FOR SMALL HOLDINGS AND FARMS (AGRICULTURAL LAND)

Category A - Land within Lusaka, Copperbelt, Central and Southern Provinces

<i>Parcel size (in Hectares)</i>	<i>Cumulative charge per additional Hectarage in Fee Units</i>	<i>Annual ground rent charged in Units Fee Units</i>
up to 1 Ha.	nil	1111
Above 1 Ha.	556	1111

Category B - Land within Eastern, North-Western, Western, Luapula and Northern Provinces

<i>Parcel size (in Hectares)</i>	<i>Cumulative charge per additional Hectarage in Fee Units</i>	<i>Annual ground rent charged in Units Fee Units</i>
up to 1 Ha.	nil	1112
Above 1 Ha.	278	1112

Note:

For purposes of the First Schedule the table below gives the description of land

<i>Province</i>	<i>City</i>	<i>Municipal</i>	<i>District</i>	<i>High Cost</i>	<i>Medium Cost</i>	<i>Low Cost</i>
Central		Kabwe	-	Highridge Luangwa Town	Chowa Lukanga Railways	Bwacha Ngungu Chimanimani Mine Mukobeko
			Kapiri- Mposhi	-	-	-
			Chibombo	-	-	-
			Mkushi	-	-	-
			Mumbwa	-	-	-
			Serenje	-	-	-
<i>Province</i>	<i>City</i>	<i>Municipal</i>	<i>District</i>	<i>High Cost</i>	<i>Medium Cost</i>	<i>Low Cost</i>
Copper- belt	-	Chilila- bombwe	-	-	-	-
		Chingola	-	-	-	-
		Kalulushi	-	-	-	-
	Kitwe	-	-	Riverside	-	-
	-	-	-	Riverside Extension.	-	-
	-	-	-	Parklands	-	-
	-	-	-	Nkana East	-	-

<i>Province</i>	<i>City</i>	<i>Municipal</i>	<i>District</i>	<i>High Cost</i>	<i>Medium Cost</i>	<i>Low Cost</i>
-	-	-	-	Nkana West	-	-
-	-	-	-	-	Buyantanshi	-
-	-	-	-	-	-	Ndeke Village
-	Ndola	-	-	-	-	-
-	-	-	-	Hillcrest	-	-
-	-	-	-	Itawa	-	-
-	-	-	-	Kanseshi	-	-
-	-	-	-	Kaniki	-	-
-	-	-	-	Northrise	-	-
-	-	Luanshya	-	-	-	-
-	-	Mufulira	-	-	-	-
-	-	-	Masaiti	-	-	-
-	-	-	Lufwanyama	-	-	-
-	-	-	Mpongwe	-	-	-

<i>Province</i>	<i>City</i>	<i>Municipal</i>	<i>District</i>	<i>High Cost</i>	<i>Medium Cost</i>	<i>Low Cost</i>
Eastern	-	-	Chadiza	-	-	-
-	-	-	Chama	-	-	-
-	-	Chipata	-	-	-	-
-	-	-	Katete	-	-	-
-	-	-	Lundazi	-	-	-
-	-	-	Nyimba	-	-	-
-	-	-	Petauke	-	-	-
-	-	-	Mambwe	-	-	-

<i>Province</i>	<i>City</i>	<i>Municipal</i>	<i>District</i>	<i>High Cost</i>	<i>Medium Cost</i>	<i>Low Cost</i>
Luapula	-	Mansa	-	-	-	-
-	-	-	Kawambwa	-	-	-
-	-	-	Mwense	-	-	-
-	-	-	Nchelenge	-	-	-
-	-	-	Samfya	-	-	-
-	-	-	Chiengi	-	-	-
-	-	-	Milenge	-	-	-

<i>Province</i>	<i>City</i>	<i>Municipal</i>	<i>District</i>	<i>High Cost</i>	<i>Medium Cost</i>	<i>Low Cost</i>
Lusaka	Lusaka	- Chongwe Kafue -	Luangwa		Avondale Sunningdale Northmead Olympia Chudleigh Emmasdale Jesmondine Kabulonga Kalundu	Chelstone Kamwala
					Rhodespark Longacres Thornpark Town Centre Madras Fairview Villa Elizabetha Roma Woodlands	
					Woodlands Extension	
<i>Province</i>	<i>City</i>	<i>Municipal</i>	<i>District</i>	<i>High Cost</i>	<i>Medium Cost</i>	<i>Low Cost</i>
Northern		Kasama	- Mpulungu Chinsali Isoka Kaputa Luwingu Mbala Mpika			

<i>Province</i>	<i>City</i>	<i>Municipal</i>	<i>District</i>	<i>High Cost</i>	<i>Medium Cost</i>	<i>Low Cost</i>
			Mporokoso			
			Nakonde			
			Chilubi			
			Mungwi			
<i>Province</i>	<i>City</i>	<i>Municipal</i>	<i>District</i>	<i>High Cost</i>	<i>Medium Cost</i>	<i>Low Cost</i>
North Western						
		Solwezi				
			Kabompo			
			Kasempa			
			Mwiniunga			
			Zambezi			
			Mufumbwe			
			Chavuma			
<i>Province</i>	<i>City</i>	<i>Municipal</i>	<i>District</i>	<i>High Cost</i>	<i>Medium Cost</i>	<i>Low Cost</i>
Southern						
	L/stone					
		Choma				
			Kalomo			
			Siavonga			
			Monze			
		Mazabuka				
			Gwembe			
			Itezhi Tezhi			
			Kazungula			
			Namwala			
			Sinazongwe			
<i>Province</i>	<i>City</i>	<i>Municipal</i>	<i>District</i>	<i>High Cost</i>	<i>Medium Cost</i>	<i>Low Cost</i>
Western	-		-	-	-	-
	-	Mongu	-	-	-	-
	-	-	Kalabo	-	-	-
	-	-	Kaoma	-	-	-
	-	-	Lukulu	-	-	-
	-	-	Senanga	-	-	-
			Sesheke			
			Shangombo			

SECOND SCHEDULE

(Regulation 3)

PART I

CONSIDERATION FEES

Category A - Cities: Lusaka, Kitwe, Ndola and Livingstone

<i>Zoning</i>	<i>Category</i>	<i>Annual ground rent charged in Fee Units</i>
Residential	High cost	24999
	Medium cost	16666
	Low cost	12499
Commercial	Commercial	24999
Industrial	Industrial	24999
Recreational	Recreational	16666
Religious	Religious	5555

Category B - Municipal Council Areas, Chongwe and Kafue District Councils

<i>Zoning</i>	<i>Category</i>	<i>Annual ground rent charged in Fee Units</i>
Residential	High cost	12499
	Medium cost	8333
	Low cost	4166
Commercial	Commercial	16667
Industrial	Industrial	16667
Recreational	Recreational	16667
Religious	Religious	4166

Category C - District Councils

<i>Zoning</i>	<i>Category</i>	<i>Annual ground rent charged in Fee Units</i>
Residential	High cost	8333
	Medium cost	5555
	Low cost	2778
Commercial	Commercial	11111
Industrial	Industrial	11111
Recreational	Recreational	11111
Religious	Religious	2778

Category D - All Agricultural Land in Zambia

<i>Zoning</i>	<i>Category</i>	<i>Annual ground rent charged in Fee Units</i>
Agricultural	(up to 5 Ha)	13888
	6 - 20 Ha	19444
	21 - 50 Ha	27778
	51 - 150 Ha	36111

151 - 250 Ha	44444
251 - 500 Ha	52778
501 - 1000 Ha	58333
Above 1000 Ha	66667

PART II

PREPARATION FEES FOR LEASES

For all categories of land in Zambia (Residential, Agriculture, Commercial, Industrial, Recreational and Religious)

<i>Zoning</i>	<i>Category</i>	<i>Annual ground rent charged in Fee Units</i>
Agricultural	Agricultural	556
Residential	High cost	556
	Medium cost	556
	Low cost	556
Commercial	Commercial	556
Industrial	Industrial	556
Recreational	Recreational	556
Religious	Religious	556

PART III

OTHER CHARGES

<i>Type</i>	<i>Annual ground rent charged in Fee Units</i>
Consent	112
Deed of Surrender	112
Certificate of expiration of lease	112
Certificate of cancellation of notice of intention to re-enter	112
Certificate of cancellation certificate of re-entry	112
Tenancy Agreement	2222
Deed of substitution of diagrams	112
Deed of Rectification	112
Certificate of Incorporation	1666
Inspection of land on client's request	556
Deed of Variation	112
Drafting of affidavits	112
Other	112

P. DAKA,

Minister of Lands

LUSAKA

27th November, 2009

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