

# A BILL

## FOR

AN ACT TO AMENDS THE LAND USE ACT, CAP. L5, LAWS OF THE FEDERATION OF NIGERIA, 2024, TO VEST ALL LAND IN THE TERRITORY OF EACH STATE SOLELY IN THE GOVERNOR OF THE STATE AND TO ESTABLISH THE LAND USE ALLOCATION COMMITTEE FOR EACH LOCAL GOVERNMENT; AND FOR RELATED MATTERS

*Sponsored by Hon. Adebayo Olusegun Balogun*

*Co-Sponsors:*

- |                                  |                                  |
|----------------------------------|----------------------------------|
| (1) Hon. Ari Abdulmumin Mohammed | (2) Hon. Akanni E. Dolapo-Badru  |
| (3) Hon. Tasir Wale Raji         | (4) Hon. Bashir Ayinla Dawodu    |
| (5) Hon. Tolulope Akande Sadipe  | (6) Hon. Isiaka Ibrahim Ayokunle |
| (7) Hon. Kayode Moshood Akiolu   | (8) Hon. Kareem T. Abiodun       |
| (9) Hon. Sesi Oluwaseun Whingham | (10) Hon. Yakubu D. Adamu        |
| (11) Hon. Ibe Okwara Osonwa      | (12) Hon. Akeem A. Adeyemi       |
| (13) Hon. Alex Egbona            | (14) Hon. Pascal Agbodike        |
| (15) Hon. Iyawe Esosa            | (16) Hon. George O. Adegeye      |
| (17) Hon. Sekav Iyortyom         | (18) Hon. Sadiq Ango-Abdullahi   |
| (19) Hon. Muktar Tolani Shagaya  | (20) Hon. Thaddeus Achief Atta   |
| (21) Hon. Jafaru Gambo Leko      | (22) Hon. Abiodun Akinlade       |
| (23) Hon. Rufus Adeniyi Ojuawo   |                                  |

[ ] Commencement

ENACTED by the National Assembly of the Federal Republic of Nigeria-

- |   |   |                                       |
|---|---|---------------------------------------|
| 1 | <b>1.</b> The Land Use Act, Cap. L5, Laws of the Federation of Nigeria,         | Amendment of<br>Cap. L5, LFN,<br>2004 |
| 2 | 2004 (in this Bill referred to as "the Principal Act") is amended as set out in |                                       |
| 3 | this Bill.  |                                       |
| 4 | <b>2.</b> Substitute for the Long Title of the Principal Act a new Long         | Substitution of<br>the Long Title     |
| 5 | Title-  |                                       |
| 6 | An Act to vest all land comprised in the territory of each state (except land   |                                       |
| 7 | vested in the Federal Government or its agencies) solely in the Governor of     |                                       |

1 the State, who would hold such land in trust for the people and would  
2 henceforth be responsible for allocation of land to individual resident in the  
3 state and organisations for all residential, agricultural, commercial and other  
4 purposes.

Amendment of  
Section 2

5 **3.** Section 2 of the Principal Act is amended-

6 (a) by substituting for subsection (1), a new subsection "(1)"-

7 "(1) As from the commencement of this Act, all land in urban areas  
8 shall be under the control and management of the Governor of each state.";

9 (b) in subsection (2) by inserting after the word "Committee", the  
10 words "for each Local Government (in this Act referred to as "the Land Use  
11 Allocation Committee)";

12 (c) by substituting for subsection (3), a new subsection "(3)"-

13 "(3) The Land Use Allocation Committee shall consist of a minimum  
14 of five and maximum of eight persons nominated by the Governor subject to  
15 the approval of the State House of Assembly-

16 (a) two persons possessing qualifications approved for appointment  
17 to the civil service as estate surveyors or land officers and town planners who  
18 have had such qualifications for at least five years;

19 (b) Chairman of the Local Government;

20 (c) Chairman of the Chieftaincy Committee of the Local  
21 Government;

22 (d) a member of the State House of Assembly representing that area;

23 (e) an indigenous community leader; and

24 (f) a legal practitioner;

25 (d) by deleting subsection (5)."

Deletion of  
section 3

26 **4.** Section 3 of the Principal Act is deleted

Amendment of  
section 5

27 **5.** Section 5 of the Principal Act is amended in subsection (1) by  
28 inserting after the word "land" in line 1, the words, "with the advice of the Land  
29 Use and Allocation Committee".

1	<b>6.</b> Section 6 of the Principal Act is deleted.	Deletion of section 6
2	<b>7.</b> Section 7 of the Principal Act is amended by-	Amendment of section 7
3	(a) in the marginal note, by substituting for the figure "21", the	
4	figure "18";	
5	(b) in line 3 by substituting for the figure "21", the figure "18"; and	
6	(c) in paragraphs (a) and (b), by substituting for the figure "21", the	
7	figure "18".	
8	<b>8.</b> Insert after section 20 of the Principal Act, a new section "20A"-	Insertion of new section 20A
9	"20A. Collection and distribution of land charges.	
10	All taxes on land such as ground rents, tenement rates, penal rents shall,	
11	under this Act, be jointly collected and shared in the following ration -	
12	(a) State 45%,	
13	(b) Local Government 35%, and	
14	(c) chieftaincy 20%."	
15	<b>9.</b> This Bill may be cited as the Land Use (Amendment) Bill, 2024.	Citation

## EXPLANATORY MEMORANDUM

This Bill seeks to amend the Land Use Act, Cap. L5, Laws of the Federation of Nigeria, 2024, to vest all land in the territory of each state solely in the Governor of the State and to establish the Land Use Allocation Committee for each Local Government.