

GOVERNMENT OF ZAMBIA

STATUTORY INSTRUMENT NO. 44 OF 2006

The Lands Act
(Laws, Volume 12, Cap 184)**The Lands (Ground Rent, Fees and Charges) Regulations, 2006**

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

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|--|---------------------------------|
| 1. (1) These Regulations may be cited as the Lands (Ground Rent, Fees and Charges) Regulations, 2006. | Title and commencement |
| (2) These Regulations shall come into effect on 4th February, 2006. | |
| 2. The ground rents as set out in the First Schedule shall be payable by persons holding land specified in that Schedule. | Ground rent |
| 3. The fees and charges are 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, 1997 are hereby revoked. | Revocation of SI No. 18 of 1997 |

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

Zoning	Category	Parcel size (in Hectares)	Cumulative charge per additional	Annual ground rent chargeable Fee units Hectarage
Residential	Very high			
	cost	up to 1 Ha.	50,000	1111
	High cost	up to 1 Ha	40,000	556
	Medium			
	cost	up to 1 Ha	30,000	333
	Low cost	up to 1 Ha	20,000	166

*Copies of this Statutory Instrument can be obtained from the Government Printer,
P.O. Box 30136, 10100 Lusaka. Price K2000 each.*

<i>Zoning</i>	<i>Category</i>	<i>Parcel size (in Hectares)</i>	<i>Cumulative charge per additional Hectarage</i>	<i>Annual ground rent chargeable</i>
Industrial	Heavy industry	up to 1 Ha	150,000	1111
	Light industry	up to 1 Ha	100,000	1111
Commercial	Very high cost	up to 1 Ha	100,000	1666
	High cost	up to 1 Ha	80,000	1388
	Medium cost	up to 1 Ha	60,000	1111
	Low cost	up to 1 Ha	40,000	833
Religious	Religious	up to 1 Ha	40,000	416
Recreational	Recreational	up to 1 Ha	100,000	1666

B. Municipal Council Areas

<i>Zoning</i>	<i>Category</i>	<i>Parcel size (in Hectares)</i>	<i>Cumulative charge per additional Hectarage</i>	<i>Annual ground rent chargeable</i>
Residential	High cost	up to 1 Ha.	40,000	416
	Medium cost	up to 1 Ha	30,000	250
	Low cost	up to 1 Ha	20,000	166
Industrial	Industrial	up to 1 Ha	100,000	833
Commercial	High cost	up to 1 Ha	50,000	416
	Low cost	up to 1 Ha	30,000	277
Religious	Religious	up to 1 Ha	20,000	277
Recreational	Recreational	up to 1 Ha	50,000	416

C. District Council Areas

<i>Zoning</i>	<i>Category</i>	<i>Parcel size (in Hectares)</i>	<i>Cumulative charge per additional Hectarage</i>	<i>Annual ground rent chargeable</i>
Residential	High cost	up to 1 Ha.	30,000	333
	Medium cost	up to 1 Ha	20,000	222
	Low cost	up to 1 Ha	10,000	138
Industrial	Industrial	up to 1 Ha	50,000	556
Commercial	High cost	up to 1 Ha	30,000	277
	Low cost	up to 1 Ha	15,000	138
Religious	Religious	up to 1 Ha	20,000	222
Recreational	Recreational	up to 1 Ha	30,000	277

D. Small District Council Areas (Sub Bomas)

<i>Zoning</i>	<i>Category</i>	<i>Parcel size (in Hectares)</i>	<i>Cumulative charge per additional Hectarage</i>	<i>Annual ground rent chargeable</i>
Residential	Medium cost	up to 1 Ha.	25,000	194

Zoning	Category	Parcel size (in Hectares)	Cumulative charge per additional Hectare	Annual ground rent chargeable
	Low cost	up to 1 Ha	20,000	166
Industrial	Industrial	up to 1 Ha	50,000	416
Commercial	Medium cost	up to 1 Ha	30,000	222
	Low cost	up to 1 Ha	15,000	138
Religious	Religious	up to 1 Ha	20,000	194
Recreational	Recreational	up to 1 Ha	30,000	222

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

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

Parcel size (in Hectares)	Cumulative charge per additional Hectare	Annual ground rent chargeable
up to 1 Ha.	nil	277
Above 1 Ha	5,000	277

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

Parcel size (in Hectares)	Cumulative charge per additional Hectare	Annual ground rent chargeable
up to 1 Ha.	nil	277
Above 1 Ha	4,000	277

Note:

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

Province	City	Municipal	District	Sub Boma	Very High Cost	High Cost	Medium Cost	Low Cost
Central	Kabwe	—	—	—	Highridge Luangwa Town	Chowa Lukanga Railways	Bwacha Ngungu Chimanimani Mine Mukobeko	
			Kapiri					
			Mposhi	—	—	—	—	—
			Chibombo	—	—	—	—	—
			Mkushi	—	—	—	—	—
			Mumbwa	—	—	—	—	—
			Serenje	—	—	—	—	—
			—	—	—	—	—	—
Province	City	Municipal	District	Sub Boma	Very High Cost	High Cost	Medium Cost	Low Cost
Copperbelt	—	Chilila-bombwe	—	—	—	—	—	—
	—	Chingola	—	—	—	—	—	—
	—	—	Kalulushi	—	—	—	—	—
	Kitwe	—	—	—	Riverside	—	—	—
	—	—	—	—	Riverside EXT.	—	—	—
	—	—	—	—	Parklands	—	—	—
	—	—	—	—	Nkana East	—	—	—

<i>Province</i>	<i>City</i>	<i>Municipal District</i>	<i>Sub Boma</i>	<i>VeryHigh Cost</i>	<i>High Cost</i>	<i>Medium Cost</i>	<i>Low Cost</i>
					Rhodespark Longacres Thornpark TownCentre Madras Fairview	Villa Elizabetha	
					Roma Woodlands W/lands Ext		

<i>Province</i>	<i>City</i>	<i>Municipal District</i>	<i>Sub Boma</i>	<i>VeryHigh Cost</i>	<i>High Cost</i>	<i>Medium Cost</i>	<i>Low Cost</i>
Northern	Kasama	- Mansa Chinsali Isoka Kaputa Luwingu Mbala Mpika Mpolokoso Nakonde					

<i>Province</i>	<i>City</i>	<i>Municipal District</i>	<i>Sub Boma</i>	<i>VeryHigh Cost</i>	<i>High Cost</i>	<i>Medium Cost</i>	<i>Low Cost</i>
NorthWestern	Solwezi	Kabompo Kasempa Mwiniunga Zambezi					
				Mufumbwe			

<i>Province</i>	<i>City</i>	<i>Municipal District</i>	<i>Sub Boma</i>	<i>VeryHigh Cost</i>	<i>High Cost</i>	<i>Medium Cost</i>	<i>Low Cost</i>
Southern	Ustone	Choma Kalomo Siavonga Monze					

<i>Province</i>	<i>City</i>	<i>Municipal District</i>	<i>Sub Boma</i>	<i>VeryHigh Cost</i>	<i>High Cost</i>	<i>Medium Cost</i>	<i>Low Cost</i>
Western	—	—	—	—	—	—	—
	—	Mongu	—	—	—	—	—
	—	Kalabo	—	—	—	—	—

<i>Province</i>	<i>City</i>	<i>Municipal District</i>	<i>Sub Boma</i>	<i>Very High Cost</i>	<i>High Cost</i>	<i>Medium Cost</i>	<i>Low Cost</i>
—	—	Kaoma	—	—	—	—	—
—	—	Lukulu	—	—	—	—	—
—	—	Senanga	—	—	—	—	—
—	—	Sesheke	—	—	—	—	—

SECOND SCHEDULE
(Regulation 3)

PART I

CONSIDERATION FEES

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

<i>Zoning (fees units)</i>	<i>Category</i>	<i>Unit charge per land parcel</i>
Residential	Very high cost	16666
	High cost	13888
	Medium cost	11111
	Low cost	8333
Commercial	Commercial	16666
Industrial	Industrial	16666
Recreational	Recreational	16666
Religious	Religious	5555

Category B - Municipal Council Areas

<i>Zoning</i>	<i>Category</i>	<i>Unit charge per land parcel (in Kwacha)</i>
Residential	High cost	11111
	Medium cost	8333
	Low cost	5555
Commercial	Commercial	13888
Industrial	Industrial	13888
Recreational	Recreational	13888
Religious	Religious	5555

Category C - District Council & Small Council Areas (Sub Bomas)

<i>Zoning</i>	<i>Category parcel (in Kwacha)</i>	<i>Unit charge per land parcel (fee units)</i>
Residential	Very high cost	8333
	Medium cost	5555
	Low cost	2777
Commercial	Commercial	11111
Industrial	Industrial	11111
Recreational	Recreational	11111
Religious	Religious	2777

Category D - All Agricultural Land in Zambia

<i>Zoning</i>	<i>Category</i>	<i>Unit charge per land parcel (fee units)</i>
Agricultural	(up to 50 Ha)	11111
	50 Ha - 150 Ha	13888
	150 Ha - 250 Ha	16666

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<i>Zoning</i>	<i>Category</i>	<i>Unit charge per land parcel (fee units)</i>
	250 Ha - 500 Ha	19444
	500 Ha - 1000 Ha	22222
	Above 1000 Ha	27777

PART II

PREPARATION FEES FOR LEASES

PREPARATION FEES FOR LEASES

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

<i>Zoning</i>	<i>Category parcel (fee units)</i>	<i>Unit charge per land</i>
Agricultural	Agricultural	277
Residential	Very high cost	277
	High cost	277
	Medium cost	277
	Low cost	277
Commercial	Commercial	277
Industrial	Industrial	277
Recreational	Recreational	277
Religious	Religious	277

PART III

OTHER CHARGES

<i>Type</i>	<i>Charge (fees units)</i>
Consent	556
Surrender Deed	556
Certificate of expiration of lease	556
Certificate of cancellation of notice of intention to re-enter	556
Tenancy agreement	1111
Deed of substitution of diagrams	556
Deed of rectification	556
Certificate of incorporation	833
Deed of variation	556
Other	556

**G. NYIRONGO,
Minister of Lands**

LUSAKA
5th April, 2006
[M/101/27/54]

