

GOVERNMENT OF ZAMBIA

STATUTORY INSTRUMENT NO. 73 OF 2015

**The Lands Act**

(Laws, Volume 12, Cap. 184)

**The Lands (Ground Rent, Fees and Charges)  
(Amendment) Regulations, 2015**

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

1. (1) These Regulations may be cited as the Lands (Ground Rent, Fees and Charges) (Amendment) Regulations, 2015, and shall be read as one with the Lands (Ground Rent, Fees and Charges) Regulations, 2006, in these Regulations referred to as the principal Regulations.

Title and  
commencement  
S.I No. 44 of  
2006

(2) These Regulations shall come into effect on 10th October, 2015.

2. The principal Regulations are amended by the insertion, immediately after regulation 1, of the following new regulation:

Insertion of  
regulation  
1A

1A. In these Regulations, unless the context otherwise requires—

Interpretation

“market value” means the prevailing value on the open market of bare land in an area at any given time as determined by a registered Government valuation surveyor.

3. The principal Regulations are amended by the deletion of the Second Schedule and substitution therefor of the Second Schedule in the Appendix.

Insertion of  
new  
Replacement  
of second  
Schedule

APPENDIX  
(Regulation 3)  
SECOND SCHEDULE  
(Regulation 3)

PART I

CONSIDERATION FEES AND LEASE CHARGES FOR ZAMBIANS

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

<i>Zoning</i>	<i>Category</i>	<i>Charge per land parcel (fee units)</i>
Residential	Medium cost	12778
Low cost		9583
Recreational	Recreational	19166
Religious	Religious	6388

**Category B Municipal Council Areas**

<i>Zoning</i>	<i>Category</i>	<i>Charge per land parcel (fee units)</i>
Residential	Medium cost	9583
Low cost		6388
Recreational	Recreational	15971
Religious	Religious	6388

**Category C District Council Areas**

<i>Zoning</i>	<i>Category</i>	<i>Charge per land parcel (fee units)</i>
Residential	Medium cost	6388
Low cost		3194
Recreational	Recreational	12778
Religious	Religious	3194

**Category D All Agricultural Land in Zambia**

<i>Zoning</i>	<i>Category</i>	<i>Charge per land parcel (fee units)</i>
Agricultural	(up to 50 Ha)	12778
	50 Ha - 150 Ha	15971
	150 Ha - 250 Ha	19166
	250 Ha - 500 Ha	22361
	500 Ha - 1000 Ha	25555
	Above 1000 Ha	31944

**Category E - Land in respect of which consideration payable is based on the market value**

<i>Zoning</i>	<i>Category</i>
Residential	High Cost
Commercial	Commercial
Industrial	Industrial

## PART II

## CONSIDERATION FEES AND LEASES CHARGES FOR NON ZAMBIANS

<i>Zoning</i>	<i>Charges</i>
All	market value

NOTE:

Lease charges are payable with respect to conversion from customary tenure to leasehold tenure.

## PART III

CONSIDERATION FEES FOR RENEWAL OF LEASES  
(ZAMBIANS AND NON ZAMBIANS)**Category A Cities: Lusaka, Kitwe, Ndola and Livingstone**

<i>Zoning</i>	<i>Category</i>	<i>Charge per land parcel (fee units)</i>
Residential	High cost	19166
	Medium cost	12778
	Low cost	9583
Commercial	Commercial	19166
Industrial	Industrial	19166
Recreational	Recreational	19166
Religious	Religious	6388

**Category B Municipal Council Areas**

<i>Zoning</i>	<i>Category</i>	<i>Charge per land parcel (fee units)</i>
Residential	High Cost	12778
	Medium cost	9583
	Low cost	6388
Commercial	Commercial	15971
Industrial	Industrial	15971
Recreational	Recreational	15971
Religious	Religious	6388

**Category C District Council Areas**

<i>Zoning</i>	<i>Category</i>	<i>Charge per land parcel (fee units)</i>
Residential	High cost	9583
	Medium cost	6388
	Low cost	3194
Commercial	Commercial	12778
Industrial	Industrial	12778
Recreational	Recreational	12778
Religious	Religious	3194

**Category D All Agricultural Land in Zambia**

<i>Zoning</i>	<i>Category</i>	<i>Charge per land parcel (fee units)</i>
Agricultural	(up to 50 Ha)	1 2778
	50 Ha 150 Ha	15971
	150 Ha 250 Ha	19166
	250 Ha 500 Ha	22361
	500 Ha 1000 Ha	25555
	Above 1000 Ha	31944

## PART IV

## PREPARATION FEES FOR LEASES

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

<i>Zoning</i>	<i>Category</i>	<i>Charge per land parcel (fee units)</i>
Agricultural	Agricultural	554
Residential	High Cost	554
	Medium cost	554
	Low cost	554
Commercial	Commercial	554
Industrial	Industrial	554
Recreational	Recreational	554
Religious	Religious	554

## PART V

## OTHER CHARGES

<i>Transaction</i>	<i>Charge (fee units)</i>
Consent (for transfer of land to Zambians)	1112
Consent (for transfer of land to Non Zambians)	2224 or 0.5 percent of market value (whichever is the greater)
Surrender Deed	1112
Certificate of expiration of lease	1112
Licence (occupation or use)	0.5 percent of market value
Government tenancy agreement	market value
Deed of substitution of diagrams	1112
Deed of rectification	1112
Certificate of incorporation	1666
Deed of variation	1112
Other	1112,

EDGAR C. LUNGU,  
*President*

LUSAKA

8th October, 2015

[MLNREP/64/9/2]