



**MINISTRY OF LANDS AND HOUSING**  
**TOWN PLANNING DEPARTMENT**  
**APPLICABLE SCHEDULE OF FEES FOR TOWN PLANNING**  
**AUTHORITIES.**

**REGISTRATION**

<b>S/N</b>	<b>BUILDING</b>	<b>NEW RATE</b>
a.	Residential	₦5,000.00
b.	Public Institutions	₦ 10,000.00
c.	Commercial	₦ 10,000.00
d.	Industrial	
i.	Small Scale	₦ 10,000.00
ii.	Medium Scale	₦ 15,000.00
iii.	Large scale	₦ 30,000.00
e.	Petrol Filling Station	₦ 30,000.00
f.	Hotel	₦ 20,000.00
g.	Hospital	₦ 20,000.00
ii.	Clinic/Maternity	₦ 10,000.00
h.	Layout Plan/Scheme	₦ 30,000.00
i.	Borehole	₦ 10,000.00
j.	Renovation	₦ 10,000.00
k.	Opening of Access Road	₦ 10,000.00
i.	Change in Use/Amendment	₦ 10,000.00
m.	Bank	₦ 30,000.00
n.	GSM	₦ 20,000.00
o.	Bill Board/Advertisement	₦ 30,000.00

**B. INSPECTION FEE (L X W X H X RATE) 7m, and 5m for addition floor**

<b>S/N</b>	<b>BUILDING</b>	<b>NEW RATE</b>
a.	Residential 7m Bungalow	₦ 35/m <sup>2</sup>
b.	Public Institutions	₦ 40/m <sup>2</sup>
c.	Commercial	₦ 40/m <sup>2</sup>
d.	Industrial	
i.	Small Scale	
ii.	Medium Scale	₦ 50/m <sup>2</sup>
iii.	Large Scale	₦ 100/m <sup>2</sup>
e.	Petrol Filling Station	₦ 200/m <sup>2</sup>
f.	Hotel	₦ 100/m <sup>2</sup> / 70m <sup>2</sup>
g.	Hospital	₦ 100//m <sup>2</sup>
ii.	Clinic/Maternity	₦ 100/m <sup>2</sup>
h.	Layout Plan/Scheme	
i.	Borehole	
j.	Renovations	
K	Opening of Access Road	

N.B: %m for every additional floor

**PLANNING RATE/ INTERIM DEVELOPMENT FEE**

<b>S/N</b>	<b>BUILDING</b>	<b>NEW RATE</b>	<b>STATE LAND &amp; GRA</b>
a.	Residential Building	₦ 70/m <sup>2</sup>	N100/m <sup>2</sup>
b.	Residential/Commercial	₦ 80/m <sup>2</sup>	N100/m <sup>2</sup>
c.	Commercial	₦ 80/m <sup>2</sup>	N100/m <sup>2</sup>
d.	Industrial		
i.	Small Scale	₦ 100/m <sup>2</sup>	

ii.	Medium Scale	₦ 55/m <sup>2</sup>	
iii.	Large Scale	₦ 60/m <sup>2</sup>	
e.	Hospital	₦ 100/m <sup>2</sup>	
ii.	Clinic/Maternity	₦ 100/m <sup>2</sup>	
f.	Hotel	₦ 100/m <sup>2</sup>	
g.	Bank	₦ 80/m <sup>2</sup>	
h.	Petrol Filling Station	₦ 200,000.00	
i.	Borehole	₦ 10,000.00	
j.	GSM	₦ 200,000.00	
k.	Public Institution	₦ 80,000.00	

#### D. STATGES PERMIT

S/N	BUILDING	NEW RATE
a.	Bungalow	₦ 15,000.00
b.	Petrol Filling Station	₦ 30,000.00
c.	Commercial	₦ 20,000.00
d.	Industrial	
i.	Small Scale	₦ 20,000.00 per stage
ii.	Medium Scale	₦ 10,000.00 per stage
iii.	Large Scale	₦ 50,000.00 per stage
e.	GSM	₦ 100,000.00 per stage
f.	Public Institution	₦ 20,000.00 per stage

Note: Stages of Building

- a. Foundation of Building
- b. Sub Structure (foundation walls)
- c. Concrete over-site
- d. Super Structure

- e. Deck (Consider number of deck)
- f. Roofs

Note: Minimum of five stages.

**E FENCING FEE (500M<sup>2</sup>/RATE)**

<b>S/N</b>	<b>BUILDING</b>	<b>NEW RATE</b>
a.	Residential Building	₦ 10,000.00
b.	Public Institutions	₦ 10,000.00
c.	Residential/Commercial	₦ 20,000.00
d.	Commercial	₦ 20,000.00
	Industrial	
i.	Small Scale	₦ 10,000.00
ii.	Medium Scale	₦ 10,000.00
iii.	Large Scale	₦ 10,000.00
e.	Petrol Filling Station	₦ 20,000.00
f.	Hospital	₦ 50,000.00
g.	Hotel/Bank	₦ 50,000.00
ii.	Petrol Filling Station	₦ 50,000.00
h.	GSM	₦ 50,000.00

**NOTE: N10,000 for fence wall permit. If only fencing permit, should N10,000.**

## E. MISCELLANEOUS FEE:

S/N	BUILDING	NEW RATE
a.	Opening of Access Road Supervisor	₦ 20/m <sup>2</sup> (Linear Measurement)
b.	Checking of Layout	₦ 10,000/500m <sup>2</sup>
c.	Bill Board /Advertisement Hoarding	₦ 10,000/m <sup>2</sup>
	Renovation/ Amendment	
a.	Residential Building	₦ 20m <sup>2</sup>
b.	Public Institutions	₦ 20m <sup>2</sup>
c.	Residential/Commercial	₦ 20m <sup>2</sup>
d.	Commercial	₦ 25m <sup>2</sup>
	Industrial	
i.	Small Scale	₦ 35m <sup>2</sup>
ii.	Medium Scale	₦ 70m <sup>2</sup>
iii.	Large Scale	₦ 100m <sup>2</sup>
e.	Hospital	₦ 20m <sup>2</sup>
f.	Hotel	₦ 35m <sup>2</sup>
g.	Petrol Filling Station	₦ 150,000.00
ii.	Petitions/Complains	₦ 20,000.00
	<b>PENALTY FOR LATE SUBMISSIONS</b>	
	Residential	₦ 20,000.00 per floor
	Residential/Commercial	₦ 25,000.00 per floor
	Commercial	₦ 30,000.00 per floor
	Industrial	₦ 60m <sup>3</sup>
	Hotel	₦ 60m <sup>3</sup>
	Hospital	₦ 50m <sup>3</sup>

	Petrol filling Station	₦ 100,000.00
	GSM	₦ 100,000.00
	Redemption of Impounded material	₦ 5,000.00
	Swimming Pool	₦ 60,000.00

### G. DEVELOPEMENT APPROVAL FEE/IGR

S/N	BUILDING	NEW RATE
a.	GSM	₦ 100,000.00
b.	Medium Industries	₦ 100,000.00
c.	Large Scale Industries	₦ 200,000.00

### H. COMMENCEMENT FEE

a.	Residential Building	₦ 10,000.00
b.	Commercial	₦ 10,000.00
c.	Hotel	₦ 10,000.00
d.	Industrial	
i.	Small Scale	₦ 20,000.00
ii.	Medium Scale	₦ 50,000.00
iii.	Large Scale	₦ 20,000.00
e.	Petrol Filling Station	₦ 20,000.00

### I. CERTIFICATE OF COMPLETION

a.	Residential Building	₦ 5,000.00
b.	Commercial	₦ 5,000.00
c.	Industry	₦ 10,000.00

d.	School	₦ 20,000.00
e.	Petrol Filling Station	₦ 20,000.00
f.	Hotel	₦ 10,000.00

## J. CHARTING FEE

a.	Residential	₦ 10,000.00
b.	Commercial	₦ 30,000.00
c.	Hotel	₦ 30,000.00
d.	Commercial	₦ 30,000.00
e.	Complaint	₦ 20,000.00
f.	Plan replacement	₦ 20,000.00
g.	Public Use	₦ 20,000.00



CHINANU NKUMEH