

ONDO STATE GOVERNMENT PROCEDURES FOR LAND TITLE REGISTRATION IN ONDO STATE

Processing of land title in Ondo State is statutorily guided by provisions of relevant laws such as the Land Use Act (LFN 2004), State Land Laws (Ondo State Laws, 2006), Land Instrument Registration Laws (Ondo State Laws, 2006), Property Laws (Ondo State Laws, 2006), Survey Laws (Ondo State Laws, 2006) among others. The procedure has been made so simple and the State has currently embarked on land title digitization with security measures and e-archiving system for ease of property search and confirmation.

Steps for property titling/registration in Ondo State:

- Obtain and complete the application form from the Department of Deemed Rights, Ministry of Lands and Housing at Oyemekun road, Akure or at the following Area Lands Offices:
 1. Akoko: State Secretariate Annex, Tanimowo Complex, Ikare-Akoko
 2. Owo: Min. of Works Yard, GRA along Iyere Road, Owo
 3. Ondo: Min of Works Yard, along Ademuwagun road, Ondo
 4. Ore: Min of Works Yard, along Old Lagos road, Ore
 5. Okitipupa: Ministry of Lands and Housing, GRA OkeOyinbo, Okitipupa.

Annex Applicant may also appoint an Attorney to process title on his/her behalf. See Appendix below for payment details.

- Submission of relevant documents for proper assessment to the contact section of the Deemed Rights Dept. Min of Lands and Housing, Akure. Determination of fees payable, acknowledgement of application and issuance of payment advice at the contact section. Assessment of the application is made within a day and the required documents are listed below.

(A) Requirements for Land title registration (individual)

1. Completed application form with passport photograph attached
2. 2 copies of survey plans of the property approved by the Office of the Surveyor-General
3. Original copy of evidence of ownership such as purchase receipt, sales agreement, sworn affidavit etc

4. Photocopy of current tax clearance certificate. Applicant can contact the headquarters or any branch office of Ondo State Internal Revenue Service (ODIRS) or visit www.odirs.ng
5. Photocopy of valid identification card such as driver's license, voters card, National I.D card and International passport.
6. Evidence of payment of Ondo State Development levy issued by ODIRS
7. Evidence of payment of statutory fee

(B) Requirements for Land title registration (Joint ownership)

1. Completed application form with passport photographs of each applicant attached
2. 2 copies of approved survey plans of the property
3. Original copy of evidence of ownership
4. Photocopy of current tax clearance certificate for each applicant. Applicant can contact the headquarters or any branch office of Ondo State Internal Revenue Service (ODIRS) or visit www.odirs.ng
5. Photocopy of valid identification cards
6. Evidence of payment of Ondo State Development levy
7. Evidence of payment of statutory fees

(C) Requirements for Land title registration (corporate organisation)

1. Completed application form with the stamp or seal of the organisation affixed
2. 2 copies of approved survey plans of the property
3. Original copy of evidence of ownership
4. Photocopy of current tax clearance certificate. Applicant can contact the headquarters or any branch office of Ondo State Internal Revenue Service (ODIRS) or visit www.odirs.ng
5. Photocopy of Certificate of incorporation of the organisation

6. Evidence of payment of Ondo State Development levy
7. Feasibility report of the project if land is above 5,000 SqMts and undeveloped
8. Evidence of payment of statutory fee

(D) Requirements for Land title registration (if owner appoints an attorney)

1. Completed application form with passport photograph attached
 2. Copy of power of attorney donated by the owner. The power of attorney must be prepared by a lawyer with payment of Stamp duty and affixed NBA stamp.
 3. 2 copies of approved survey plans of the property
 4. Original copy of evidence of ownership
 5. Photocopy of current tax clearance certificate. Applicant can contact the headquarters or any branch office of Ondo State Internal Revenue Service (ODIRS) or visit www.odirs.ng
 6. Photocopy of valid identification card
 7. Evidence of payment of Ondo State Development levy
 8. Evidence of payment of statutory fee
- Make payment of necessary statutory fees in any commercial bank in the State using the revenue code obtained at the Ministry of Lands and Housing. Exchange the teller with an e-Receipt from the Ondo State Internal Revenue Service (ODIRS) official within the Bank where the payment was made. The fees schedule for all categories of application is stated in the appendix table below
 - Publication of application by the Department of Deemed Rights in the daily newspaper for a period of 21 days. All caveats, if any, are expected to be received within the 21 days period

- Successful applicants are contacted either through phone or email for a joint inspection of the subject sites after the expiration of the 21 days period.
- Successful applications are processed further for approval, stamping and registration
- Applicants are notified by phone or email to come for issuance of their CofO at the Department of Deemed Rights upon completion of necessary official activities.

How long does it take to process title in Ondo State?

Processing of Certificate of Occupancy takes maximum of 60 days which includes the 21 days period of publication. (provided all documents are intact)

Agencies involved in processing of land title in the State:

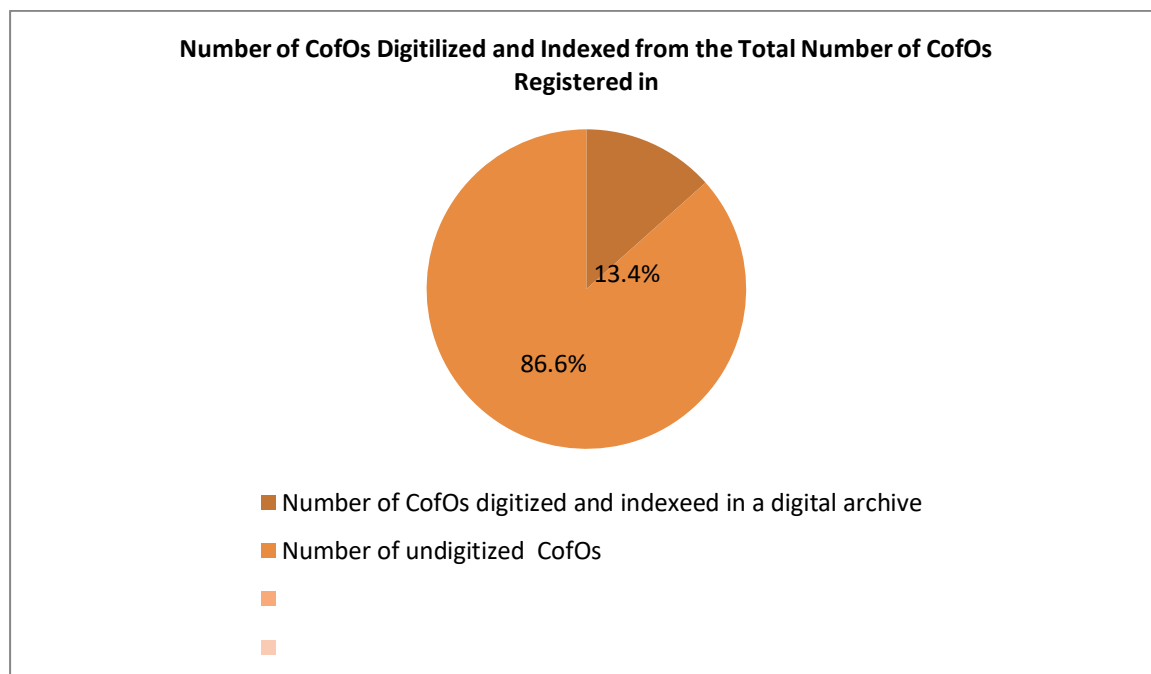
- Min. of Lands and Housing
- Ondo State Board of Internal Revenue Services (ODIRS)
- Min of Physical Planning and Urban Development
- Office of the Surveyor General

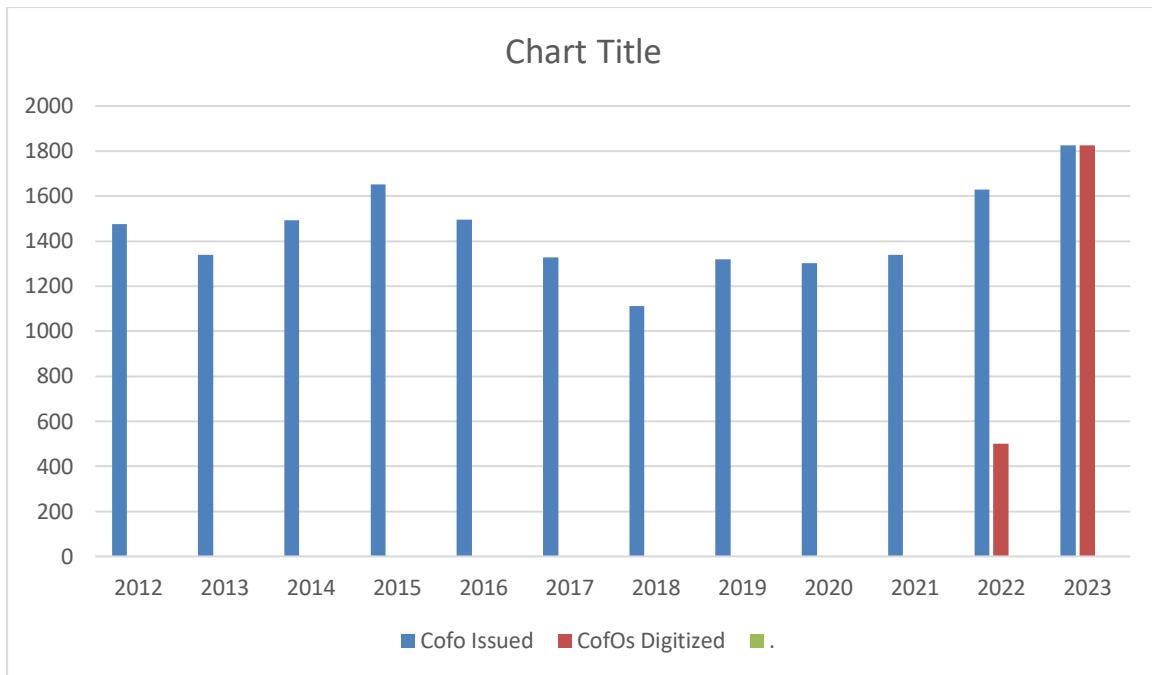
For further enquiries, contact :+2349167813466 or +2348033620045 or +2348034745333 or +2348060892522 between the hours of 8am-4pm Monday to Friday (except on public holiday)

Signed
Permanent Secretary
Ondo State Ministry of Lands and Housing
18th December, 2023

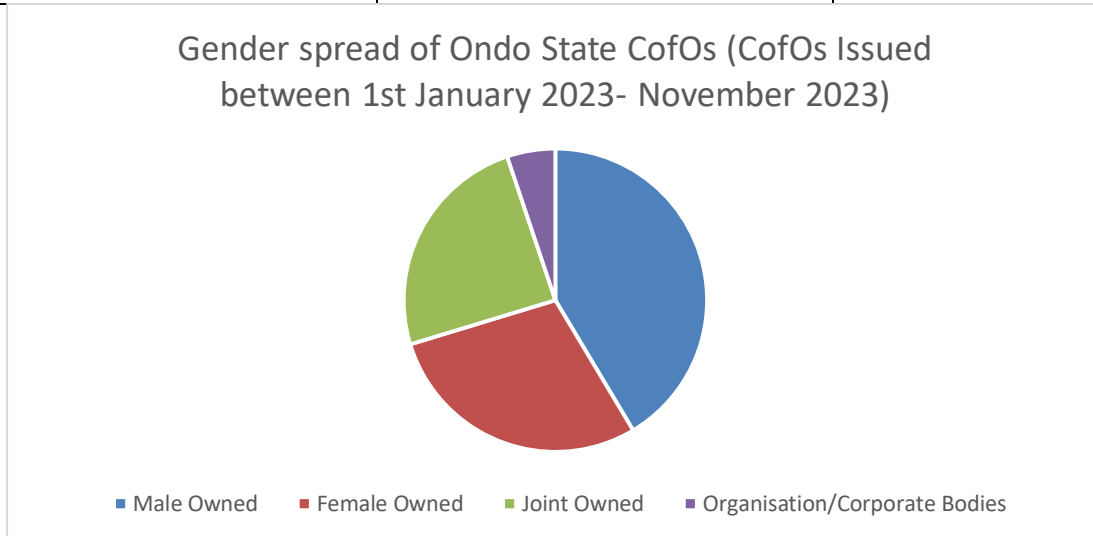
Details of Titles Registered

Description/year (Jan- Dec)	Total number of CofO registered	Number of CofOs digitized and indexed in a digital archive	Number of undigitized CofOs
2012	1,476	-	1476
2013	1,339	-	1339
2014	1,492	-	1492
2015	1,651	-	1651
2016	1,495	-	1495
2017	1,329	-	1329
2018	1,112	-	1112
2019	1,318	-	1318
2020	1,301	-	1301
2021	1,340	-	1340
2022	1,628	501(May to Dec)	1127
2023 Till Date	1,825	1,825	Nil





Ownership type	CofO issued (Jan 22-Dec 22)	CofO issued (Jan 23-Nov 23)
Male owned	685	756
Female owned	367	527
Joint owned	496	448
Organizations/Corporate Bodies	80	94
Total	1628	1825



Appendix

MINISTRY OF LANDS AND HOUSING FEES AND RATES FOR LANDS TRANSACTIONS.

LANDS ALLOCATION /TITLE PERFECTION

S/N	TYPE OF FEE	STATE LAND	PRIVATE LAND
		Fee Payable	Fee Payable
1	APPLICATION FORM		
	A. Commercial/Industrial Educational/Recreational.	30,000.00	30,000.00
	B. Residential C. Place of Worship	20,000.00 25,000.00	20,000.00 25,000.00
	D. Agric	10,000.00	10,000.00
2	PREMIUM		
	A. Commercial/Industrial Educational/Recreational	700/M ²	
	B. Residential/Place of Worship		
	Prime Area A. Category A -Akure (Alagbaka, extension/Igbatoro Road).	800/M ²	
	Category B – Other parts of the State.	500/M ²	
	C. Place of worship	700M ²	
	C. Agric	300/M ² (Across the three Senatorial Districts)	
3	PREPARATION (PROCESSING) FEE		
	A. Commercial/Industrial Educational/Recreational	50,000.00	100,000 for ≤ 1,000M ² 50/M ² each additional M ² ≤ 4,000M ² 25/M ² each additional M ² > 4,000M ²
	B. Residential	20,000.00	40,000 for ≤ 1,000M ² 30/M ² each additional M ² ≤ 4,000M ² 20/M ² each additional M ²
	C. Place of worship	30,000.00	50,000 for ≤ 1,000M ² 40/M ² each additional M ² ≤ 4,000M ²

			25/M ² each additional M ²
	D. Petrol/Gas Station E. Agric	N/A 10,000.00	400,000 Flat 10,000/ Hectare
4	REGISTRATION FEE A. Commercial/Industrial Educational/Recreational	25,000.00	20,000.00
	B. Residential	20,000.00	10,000.00
	C. Place of Worship	25,000.00	15,000.00
	D. Agric	10,000.00	10,000.00
5	DEVELOPMENT CHARGE A. Commercial/Industrial Educational/Recreational	100,000.00	
	B. Residential	50,000.00	
	C. Place of Worship	75,000.00	
	D. Agric	25,000.00	
6	LAND MANAGEMENT FEE [SITE INSPECTION & NEWSPAPER AS]	N/A	15,000.00 for ≤ 1,000M ² 2/M ² for each additional 2/M ²
7	LAND USE CHARGE/GROUND RENT	1000/Every 500M ²	15,000.00 for ≤ 1,000M ² 2.0/M ² for each additional 1 M ²

SURVEY TRANSACTIONS

S/N	TYPE OF FEE	FEE PAYABLE (₦)
1	SURVEYOR-GENERAL'S APPROVAL FOR RESIDENTIAL LAND/PLACE OF WORSHIP	
	(i) 0-1000m ² (with 4 pillars)	#5,000.00
	Excess Area/m ²	#5/sqm x5/m ²
	Additional Pillars	#200/pillar
	(a) 1 Hectare	#15,000.00
	(b) Between 1-10 hectare	#500/hectare
	(c) Above 10 hectares to 50 hectares	#400/hectare
		#300/hectare

	(d) Between 50 hectares 100 hectares (e) Above 100 hectares (ii) Extra Copy Signature/Resigning	#200/hectare #1,000/plan #2,000/plan
2.	SURVEYOR-GENERAL'S APPROVAL FOR COMMERCIAL/INDUSTRIAL/SCHOOL LAND (ii) 0-1000m ² (with 4 pillars) Excess Area/m ² Additional Pillars (a) 1 Hectare (b) Above 1 hectare and less than 10 hectares (c) Above 10 hectares to 50 hectares (d) Between 50 hectares 100 hectares (e) Above 100 hectares (iii) (a) Submission of red copy (b) Pillar Number for Private Survey (c) Pillar Number for Public Survey	#10,000.00 #5/M2 #200/pillar #20,000.00 #500/hectare #400/hectare #300/hectare #1,000 per copy #100/ Pillar Number #2,000/Pillar Number
3	AGRIC LAND	½ COMMERCIAL INDUSTRY
4	SURVEY OF GOVT. LAND RESIDENTIAL st 1000m ² Excess/m ²	#100,000.00 #100/m ²
5	SURVEY OF GOVT. LAND COMMERCIAL INDUSTRIAL, AGRIC & SCHOOL LAND 0-2000M ² Excess/m ²	#200,000.00 300/m ²
6	GOVERNMENT PILLAR NOS (PB)	#2,000/Pillar
7	PERMIT FOR OIL PIPELINE SURVEY	#2,000,000.00
8	(a) Inspection (b) Charting	#2,000.00 #50,000/plan
9	MINING LEASE FEES	#50,000.00
10	CHECKING FEE FOR PUBLIC SURVEYS	5% of the approved fees
11	RE-ESTABLISHMENT OF BONDARY BEACONS	80% of cost of Survey
12	LITIGATION: APPEARANCE IN COURT BY S. G.	50,000.00 PER SUIT
13	REQUEST FOR ANY OTHER SURVEY INFORMATION	#50,000.00 (Minimum)