



LAGOS STATE GOVERNMENT
MINISTRY OF FINANCE

A.B.C. OF LAND USE CHARGE

Are you worried about how to pay your land use charge bill?

- 1. What is the Land Use Charge and is it legal?** The land use charge is a consolidation of all property and land based rates and charges payable under Land Rates, Neighborhood Improvement Charge and Tenement Rates Laws of Lagos State. The Land Use Charge derives its legitimacy from the Land Use Charge Law No. 11, of 2001.
- 2. Who is liable to pay the Land Use Charge?** The responsibility for payment of the Land Use Charge resides primarily with the property owner; however there is provision in the law establishing the charge, for payment to be made by the occupier who is then empowered to look to reimbursement of the charge from the property owner.
- 3. Is the amount due negotiable?** No. However, if payment is made within 15 days of the delivery of the demand notice, a discount of 15% is applicable.
- 4. My neighbours have received their Land Use Charge bill, why have I not received mine?** There is no reason why you should not have received your bill. Please forward all request for bills through the complaints interface on our website. Your requests and complaints can also be made through any of our hotlines or via email at the back of year 2016 bill.
- 5. What happens to the discount/provisional penalty fee where the notice of Land Use Charge is dispatched / received late due to no fault of the owner of the property?** All claims of late receipt of Land Use Charge demand notices are checked against our proof of delivery of such demand notices. Where this claim is verified in favour of the property owner, the property owner is reissued a new Land Use Charge demand notice which will enable him enjoy the discount available.
- 6. I own an "empty land", am I liable to pay?** Yes. Since, Land Use Charge includes all land based rates.
- 7. Why are the same type of properties in the same area and occupying the same size of land being charged different rates?** For the purpose of Land Use Charge, properties are assessed individually. For any two similar properties, the physical appearance, aesthetic features and age will determine the property class rate (i.e. high, medium, and low) to be adopted in the valuation of the property. Another reason for charging different rates on any similar properties is the usage and status of occupation. It is noteworthy that property assessment is classified under 3 broad categories i.e Commercial, Industrial and Residential usages. Commercial properties generally attract

a rate of 0.394% of the rateable value. Industrial and residential properties occupied by owner & third party(ies) are assessed at a rate of 0.132% of the rateable value.

A property solely occupied by the owner for residential purpose will be charged at a rate of 0.0394%.

8. **Several properties are receiving Land Use Charge Bill for the first time, yet they are being asked to pay arrears. What are they to do about it?** Demand notices issued with arrears are reviewed against our proof of delivery of the land Use Charge demand notices on such properties for the previous year(s) for necessary correction. Such cases should be registered through the complaints interface of our website, or through our help lines or email address.
9. **What happens to any arrears?** Payment is to be made once and in full. However amounts left unpaid are carried over to the following year with its penalty element.
10. **Can I pay to any bank?** No. There is a list of designated banks on the reverse side of your demand notice. It is also important to pay into the correct bank account as payment to wrong accounts invalidates payment. There are also other payment channels such as POS and online.
11. **Can I pay my Land Use Charge in Installments?** The Land Use Charge does not provide for installment payments particularly since 15% discount is granted for early payment. However, amounts left unpaid are carried over to the following year with their penalties.
12. **I paid my Land Use Charge last year but the payment has not reflected in this year's assessment, what do I do?** Please pay this year's assessment and visit our complaint office with proof of last year's payment to effect reconciliation.
13. **What do I do with the receipt/teller after payment?** In order to expedite the update of your payment into our records, we request that you scan a copy of the teller and Lagos State Government receipt issued upon payment and email them to our address luc@lagosstate.gov.ng or text the details of payments to our designated hotlines. These details should include: amount paid, Bank payment code, Name of Property owner and address of property paid for.
14. **Some property owners have paid Tenement Rate for the year before receiving Land Use Charge or vice versa, what happens in such a case to the Land Use Charge Notice?** In a situation whereby the property owner received the Tenement rate demand notice and has made payment before receiving the Land Use charge demand notice for the first time, the amount paid should be deducted from the Land Use Charge (if the Land Use Charge is higher than the Tenement rate,) then pay the outstanding balance, All evidence of payment including payment of Tenement rate should be forwarded to our office.

However, where Land Use Charge demand notice is received before any of the consolidated charges i.e. tenement rate, ground rent and neighborhood improvement charges. Land use charge should be paid as it covers all these rates and charges. See section 22 of the Land Use Charge law, number 11 of 2001.

15. **The demand notice I received is addressed to "Property Owner" should I pay this bill?** In instances such as these, please pay the assessed amount and then register your complaints through the complaints interface of our 'email: luc@lagosstate.gov.ng' to inform us of your details.

16. **Who is a 3rd party?** 3rd party refers to anyone other than the property owner who resides in the property. This also includes relatives of the property owner who are of taxable age.
17. **What is a final Reminder Notice?** This is a notice sent to property owners whose payment have not fallen within the penalty period but who have not paid their bills.
18. **I cannot pay the penalty charges on the Final Reminder Notice since I did not receive the First Demand Notice. What should I do?** Please register your complaints through any of our customer service channels. However note that all claims of non receipt of First Demand Notice will be checked against our proof of delivery of all bills.
19. **Are property owners supposed to pay for assessment of their property?** No. The cost of assessment is free to property owners.
20. **Do I engage touts to assist me with my Land Use Charge bill?**
There is no reason to engage the services of touts since all our communication channels are open, as we strive to maintain customer satisfaction.
21. **I am requested to provide my payer ID to effect payment in the bank, but I don't have any or I can't remember the payer ID. What should I do?** Call any of the following lines +234-7080112233, +234-7080445566, +234-8055097722 to get the payer ID.
22. **I have made my current year LUC payment, but I received a notice of default?** Kindly register your complaint through any of our customer service centre / nearest office / help line / email address.
23. **What should I do if the property I bought has land use charge arrears and this fact was not disclosed to me by the seller?** You should inform the seller to pay the LUC arrears. Where the seller however refuses to pay, the responsibility falls on you to pay promptly the arrears to avoid enforcement proceeding.

Land use charge forms an integral source of internally generated revenue for the Lagos State Government which is used for the provision of socio-Economic infrastructure and amenities for the general well being of the citizens.

Prompt payment of the Land Use Charge bill will not only contribute to the internally generated revenue streams of the State Government, it will also improve the level of the social economic status of all Lagosians

PAY YOUR LAND USE CHARGE.
It is your Civic duty!!!...It is the Law!!!

itesiwaju ipinle Eko lo je wa logun

Telephone(s):
+234 -09092995642, 08177777782, 08093929329, 09029075043
+234-01-2956728, 2956730
E-mail: luc@lagosstate.gov.ng