



South West Geopolitical Zone

Author: Research & Development Committee 2022/23

	Ekiti	Lagos	Ogun	Ondo	Osun	Oyo
Estimated Time for Completion of Process	6 months	3 months	3 - 4 Years	C of O - 2 months; Subsequent Transactions- 1 month	1 - 3 Years	3 months
Application Letter	Information not available	Yes	Information not available	Yes	No	Yes
Passport Photograph of Applicant(s)	Yes	Yes	Yes	Yes	Yes	Yes
Completed Application Form	Yes	Yes	Yes	Yes	Yes	Yes
Cerified True Copy (CTC) of Root of Title	Yes	No	Yes	Yes	Yes	Yes
Deed of Assignment	Yes	Yes	Yes	Yes	Yes	Yes
Survey Plan	Yes	Yes	Yes	Yes	Yes	Yes
Valuation Certificate by Estate Valuer	No	No	No	Yes	Yes	Yes
Evidence of Income Tax Payment	Yes	Yes	Yes	Yes	Yes	Yes
Evidence of Ground Rent Payment	Information not available	Yes	Yes	Yes	No	Yes
Evidence of Property Tax Payment	Information not available	Yes	No	Yes	No	Yes
Photograph of Subject Property	Yes	Yes	Information not available	Yes	No	Yes
Application Fee (% of Assessed Value OR Flat Rate)	5,000	Nil	Information not available	5,000	50,000	10,000
Registration Fee (% of Assessed Value OR Flat Rate)	20,000	0.5%	5,000	5,000	10,000	30,000
Stamp Duty (% of Assessed Value OR Flat Rate)	3%	0.5%	Information not available	6%	3%	1%
Consent Fee (% of Assessed Value OR Flat Rate)	Developed land- 5%; Undeveloped land- 7.5%	1.5%	6%	5%	10%	6%
Capital Gains Tax (% of Assessed Value OR Flat Rate)	10%	0.5%	Information not available	10%	6%	2%
Processing Fee (% of Assessed Value OR Flat Rate)	Nil	Nil	Information not available	10,000	20,000	Nil
Other Requirements	Approved Building Plan is required to process a C of O for a developed property	Locational Sketch	Land Information Certificate	Information not available	Survey verification from the Office of the Surveyor-General	Information not available
Additional or Other Costs	C of O fee- N50,000/ 1000m2 (Basic); Advert fee- 10,000; Land Use Clearance - N2,000;	Cost of publication for C of O; Charting and Endorsement fee	Information not available	Information not available	Inspection fee- N10,000	Information not available
Remarks	Information not available	Lagos publishes a gazetted Assessed Value template called the Blue Book.	There is a value template for all areas	Information not available	Information not available	Information not available