

NEPAL PROPERTY LAWS

Property Rights and Land Ownership in Nepal

1. Land Ownership:

- Land Act, 2021 governs land ownership
- Private ownership recognized
- Government land management
- Land ceiling limits apply

2. Property Registration:

- Land Registration Act, 2017
- Compulsory registration of property transactions
- Digital land records system
- Title verification required

3. Land Tenure:

- Raiker (owner) - Full ownership rights
- Guthi (trust) - Religious/cultural trust land
- Government land - State ownership
- Community forest - Community ownership

4. Property Transactions:

- Sale deed registration mandatory
- Stamp duty and registration fees
- Capital gains tax on property sales
- Inheritance tax considerations

5. Land Use:

- Zoning regulations
- Building codes compliance
- Environmental restrictions
- Agricultural land protection

6. Dispute Resolution:

- Land Revenue Tribunal
- District Court jurisdiction
- Alternative dispute resolution
- Survey and measurement disputes

7. Inheritance:

- Muluki Civil Code, 2017
- Equal inheritance rights
- Will and testament provisions
- Family property division

8. Tenancy Laws:

- Tenancy Act, 2001

- Tenant rights and obligations
- Rent control provisions
- Eviction procedures

9. Mortgage and Lien:

- Mortgage registration
- Bank financing requirements
- Foreclosure procedures
- Priority of claims

10. Property Tax:

- Local government taxation
- Property valuation methods
- Tax assessment procedures
- Appeal mechanisms

11. Foreign Ownership:

- Restrictions on foreign land ownership
- Leasehold rights for foreigners
- Investment property regulations
- Citizenship requirements

12. Eminent Domain:

- Government acquisition powers
- Compensation requirements
- Public purpose definition
- Judicial review rights