

HOW TO BUY A PIECE OF LAND IN KENYA

Are you planning or have an idea of buying land in Kenya then this are the steps you need to follow whether you are planning to buy the piece of land from an individual or a land selling company. Following the below steps avoids you from being conned your money and the rightful ownership of your land.

1. Ask to see the TITLE DEED or Copy of the title deed. Then do a search at the ministry of lands to confirm who the real owners are or if the title has any CAVEAT on it, The search will cost you a total of Sh 520.

2. Do a search with LOCAL AUTHORITIES to check of any unpaid land rates. If any, agree with the seller who will settle the land rates. NB: LAND can't be transferred if there are unpaid land rates.

3. Go to the ministry of lands and buy 2 Maps, one showing the exact measurements of the piece you are buying called (mutation) and the other showing the neighbouring lands, Each costs Sh 350 and that will amount to Sh 700.

4. With your 2 maps and a surveyor (you can do it yourself) visit the land you are buying and verify the details on the MAP. Check out all the beacons.

5. Sit down with your seller and bargain the price. Write down an agreement. The agreement can be done in the presence of a lawyer. According to LSK if the value of the land is below 1 million you pay the lawyer 3K, if it's above 1 million you pay the lawyer 8K for the agreement. Avoid being CONNED by Hungry lawyers who are always behind your back to loot away your money.

6. Pay some amount as per your agreement, Don't pay all the amount as agreed, despite having all the money with you or even being in a position to Pay the whole amount.

7. Book a meeting with the lands control board (LCB) They always meet once every month. And it will only cost you Sh 1000.

The lands control board (LCB) will issue a consent for the land to be sold.

8. Upon completion of the step above you can pay the remaining balance after getting consent from LCB.

9. Go to ministry of lands offices with your KRA PIN, 2 passport photos and a copy of the TITLE DEED to change ownership.

It will cost you Sh 5000.

10. At this stage you don't need the seller. Now go pay stamp duty, ie according to the VALUE of the land.

4% of sales value in municipalities &

2% of sales value in reserves.

11. Now the land belongs to you, but before celebrating go to ministry of lands & do a search to confirm if they have updated their RECORDS and it reads your name.

A piece of land is not like a loaf of bread that you just purchase over the counter. Buying a piece of land in Kenya can be quite dangerous and especially in such times when there are few trusted land selling companies this is following the cases that have risen in the recent past of people being conned away their money and even being sold pieces of land that do not exist or pieces of land that might have been sold to different persons.