



REPUBLIC OF KENYA

PUBLIC NOTICE

**IN THE MATTER OF
THE STATUTORY INSTRUMENTS ACT (No. 23 OF 2013);
THE LAND REGISTRATION ACT (No. 3 OF 2012);
THE LAND ACT (No. of 2012);
THE PHYSICAL AND LAND USE PLANNING ACT, 2019;
THE SURVEY ACT (CAP 299); AND
THE STAMP DUTY ACT (CAP 480)**

NOTIFICATION OF REGULATORY IMPACT STATEMENT ON THE PROPOSED LAND TRANSACTIONS (ELECTRONIC) REGULATIONS, 2020

PURSUANT to section 8 of the Statutory Instruments Act (No. 23 of 2013), the Cabinet Secretary, Ministry of Lands and Physical Planning, in consultation with the Cabinet Secretary, the National Treasury and the National Land Commission hereby notifies the general public that a Regulatory Impact Statement on the proposed Land Transactions (Electronic) Regulations, 2020 has been prepared to assess the impact of the Regulations on the community and businesses.

The proposed Statutory Instruments include the following:

1. Land Registration (Electronic Transactions) Regulations, 2020;
2. Survey (Electronic Cadastre Transactions) Regulations, 2020;
3. Stamp Duty (Valuation) Regulations, 2020;
4. Stamp Duty (Amendment) Regulations, 2020;
5. Land (Amendment) Regulations, 2020;
6. Land (Extension and Renewal of Leases) (Amendment) Rules, 2020;
7. The Land (Allocation of Public Land) (Amendments, Regulations), 2020; and
8. Physical and Land Use Planning (Electronic Development Control and Enforcement System) Regulations, 2020.

The main objective of the proposed Regulations is to give effect to the provisions of the Land Act, 2012, the Land Registration Act, 2012, with regard to the development and implementation of a National Land Information System and the maintenance of a land register and land documents in a secure, accessible and reliable format. Specifically the Regulations seek to:

- (a) establish a digital National Land Information System (NLIS) to provide an efficient and effective land administration system;
- (b) leverage on ICT to improve the way in which information is structured, stored, managed, delivered and used;
- (c) improve ease of doing business by cutting time for property registration;
- (d) provide the legislative framework and platform for facilitating cost effective and reliable paperless transactions in land and accessing land information in a timely manner;
- (e) establish an electronic payment system to improve revenue collection by eliminating revenue leakages;
- (f) reduce paper work and records that takes up lot of space and difficult to access, retrieve and store; delays; and
- (g) promote public confidence in the integrity and reliability of electronic records and electronic transactions.

This is therefore to require all persons likely to be affected by the proposed Regulations to submit written comments on the proposed Land Transactions (Electronic) Regulations, 2020 so as to reach the undersigned not later than fourteen (14) days from the date of publication of this notice.

The draft Regulatory Impact Report and the proposed sets of the Land Transactions (Electronic) Regulations, 2020 are available under the Ministry's website: [https:// lands.go.ke](https://lands.go.ke). The proposed Regulations and the Regulatory Impact Statement are also available on request through the Ministry's email address at elandtransactions@gmail.com during normal working hours.

It is open for anyone with comments on the proposed Regulations to make their comments by way of email or submission of a written memorandum to the email address at elandtransactions@gmail.com

Due to the prevailing global health concerns, the Ministry is encouraging members of the public to submit their comments and proposals for input in the Regulations and the RIA through written submissions and memorandum. The inputs should be sent through email address elandtransactions@gmail.com

The Ministry also welcomes any stakeholder who would prefer virtual interaction on the subject matter to notify the Ministry through the email address given below in order for the Ministry to prepare for such meetings. The virtual meetings will be scheduled as public forum and will take place between **Thursday 14 May to Friday 22 May 2020** starting from **10.00 a.m. to 4.00 p.m.** to discuss the proposed Regulations and the Regulatory Impact Statement and comments received. The Ministry will hold virtual meeting with such stakeholders to discuss their comments from the Ministry of Lands and Physical Planning, Headquarters.

Please send your written comments to:

The Principal Secretary
Ministry of Planning and Physical Planning
Ardhi House, 1st Ngong Avenue
P. O. Box 30450-00100
NAIROBI

OR

Email to: elandtransactions@gmail.com