

# Insights and Commentary from Dentons

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This document was authored by representatives of Hamilton, Harrison & Mathews prior to our combination's launch and continues to be offered to provide clients with the information they need to do business in an increasingly complex, interconnected and competitive marketplace.

# HH&M NEWS ALERT

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## **AN END TO THE MANUAL PROCESSING OF LAND TRASACTIONS!**

The Ministry of Lands and Physical Planning published a notice on page 9 of the Sunday Nation of 3rd December 2017 informing the public that from the 4th of December 2017, the following services shall be processed online through the E-citizen portal ([www.ecitizen.go.ke](http://www.ecitizen.go.ke)):

1. Payment of Land Rent;
2. Payment of Consent Fees;
3. Stamp Duty Payment;
4. Transfer of Ownership;
5. Registration Fees;
6. Application for Registration of Cautions/Caveats; and
7. Land Searches.

A copy of the published notice is attached to this news alert. You shall note that the published notice includes “land rates” under the list of automated services. Land rates shall not form part of the services discussed in this new alert as the rating authority is the respective county government and not the Ministry of Lands.

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Land owners shall be able to access the online services following the step by step procedure set out below:

1. Login to [www.ecitizen.go.ke](http://www.ecitizen.go.ke) or register if not already registered;
2. Navigate to **Ministry of Lands and Physical Planning** page;
3. Click on **Manage property** to view a list of all your Land Parcels;
4. Select a Property and view further details. You will receive an automated code on your registered mobile phone to authenticate yourself in the System;
5. Select an option to perform on your Land. The available options include: Transfer of Ownership, Pay Land Rent, etc;
6. The System will guide you on the next steps based on your selected application; and
7. An Invoice will be sent to your email and/or SMS to your phone. Make the required Payments as guided by the System (options available e.g. M-Pesa, Airtel, Equitel, RTGS, Cash at KCB).

After Payment, a receipt will be sent to your registered email with the relevant information. For large payments, please visit KCB with the account number and information generated by the System. (To facilitate payment through KCB, under payment options please select “*cash payment*” and print the Instructions).

## How to include a property on your e-citizen profile:

For land to be listed on the Manage Property page, the land owner is required to link the land with the registered owner's (s') particulars.

The land owner can do this by visiting the local/respective Land Registry with the following documents to have the land validated:

1. Original title (or the Certificate of Lease/Lease as the case may be);
2. Owner's original ID card; and
3. Owner's Kenya Revenue Authority (KRA) PIN.

To link land in Nairobi County the land owners can have their land validated in the Banking Hall at Ardhi House.

Despite the published notice, manual processing of services is still ongoing, though at a slower pace than usual.

We shall keep you apprised of any further developments.

For any further information regarding this alert, please write to your usual contact at HH&M or contact the following:



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