



Suite F111, Multipurpose Complex, Abiodun Jagun street,
off Wemco road, Lagos, Nigeria
Phone: +234 814 798 0988
Email: Info@urbanacassociates.net
Website: www.urbanacassociates.net

GUIDE ON PROPERTY LAW, LAGOS, NIGERIA

Property law in Lagos, Nigeria, is subject to change, and this guide provides only a general overview.

Please note that this guide should not be considered as legal advice, and it's always advisable to consult with a qualified legal professional for specific legal matters. Laws and regulations may have been updated, so it's important to ensure that you have the most current information.

Land Ownership and Titles:

Land in Lagos is governed by various laws and regulations, including the Land Use Act of 1978. The Act vests all land within the state in the governor, who holds it in trust for the people. Individuals or entities can obtain a Certificate of Occupancy (C of O) or other recognized land titles from the government to establish ownership rights.

Property Transactions:

Sale and Purchase: When buying or selling property in Lagos, it's important to engage in due diligence. This includes verifying the ownership of the land, conducting a search at the Lagos State Land Registry to check for any encumbrances or pending disputes, and ensuring that the seller has the legal authority to transfer the property.

Transfer of Title: To transfer ownership, parties typically execute a deed of assignment or a deed of conveyance, which must be registered at the Lagos State Land Registry to be legally valid. It's advisable to engage the services of a qualified legal practitioner to handle the transfer process.

Leases and Tenancy:

Tenancy Agreements: Landlords and tenants should have a written tenancy agreement in place that outlines the rights, responsibilities, and obligations of both parties. The agreement should cover aspects such as the duration of the tenancy, rent payment terms, maintenance responsibilities, and termination conditions.

Rent Control: Lagos has laws governing rent control and the regulation of tenancies, such as the Lagos Tenancy Law of 2011. This law provides guidelines for rent increases, eviction procedures, and the rights and protection of tenants.

Land Use and Development:

Planning and Development Regulations: Lagos has planning and development regulations that govern the use, development, and construction of properties within the state. These regulations may include zoning requirements, building permits, environmental impact assessments, and compliance with building codes and standards.

Encumbrances and Restrictions: It's important to be aware of any encumbrances or restrictions that may affect the property, such as easements, rights of way, restrictive covenants, or government regulations. Conducting proper due diligence and obtaining legal advice can help identify and address these issues.

Dispute Resolution:

Property disputes can arise in various situations, such as boundary disputes, breach of contract, or issues related to ownership or title. In the event of a dispute, it's advisable to seek legal counsel and consider alternative dispute resolution methods, such as mediation or arbitration, before resorting to litigation.

Given the complexity of property law, it's recommended to engage the services of qualified professionals, such as real estate attorneys, surveyors, or land agents, to guide you through property transactions, ensure compliance with applicable laws, and protect your interests.

