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Real Estate Laws and Regulations, Lagos, Nigeria. Information Guide:

In Lagos, Nigeria, real estate laws and regulations are governed by various statutes and regulations at the federal, state, and local levels. Here are some key laws and regulations that pertain to real estate in Lagos:

Land Use Act of 1978:

The Land Use Act is a federal law that vests all land within a state in the governor, who holds it in trust for the people. It regulates the ownership, allocation, and use of land in Nigeria, including Lagos.

Under the Act, individuals and corporate entities can acquire land through leasehold or a statutory right of occupancy. The Act also provides for compensation for land acquisition by the government.

Lagos State Tenancy Law 2011:

The Lagos State Tenancy Law regulates the relationship between landlords and tenants in Lagos. It establishes rights and responsibilities of both parties and aims to ensure fair and equitable treatment in tenancy matters.

The law covers areas such as tenancy agreements, rent payment, termination of tenancy, landlord and tenant obligations, and dispute resolution.

Lagos State Property Protection Law 2016:

This law prohibits forceful entry, unlawful occupation, and seizure of property in Lagos State. It aims to protect property owners from illegal actions such as land grabbing and encroachment. The law establishes penalties for offenses related to property seizure, trespassing, and forceful occupation.

Lagos State Real Estate Transaction Regulatory Authority Law 2012:

This law established the Lagos State Real Estate Regulatory Authority (LASRERA) to regulate real estate transactions in Lagos. It aims to promote transparency, professionalism, and standardization in the real estate industry.

LASRERA is responsible for the registration, accreditation, and regulation of real estate practitioners, developers, agents, and other professionals involved in real estate transactions.

Lagos State Urban and Regional Planning and Development Law 2019:

This law provides guidelines for urban and regional planning and development in Lagos State. It covers aspects such as land use planning, building permits, development control, environmental impact assessment, and urban regeneration.

Lagos State Physical Planning and Development Permit Regulations:

These regulations provide detailed guidelines for obtaining planning and development permits for construction projects in Lagos. They specify the procedures, requirements, and standards to be met for various types of developments.

It's important to note that real estate laws and regulations can be subject to amendments and updates. It's advisable to consult legal professionals, government agencies, or official sources for the most recent and accurate information regarding real estate laws and regulations in Lagos, Nigeria.