

# PRESIDENTIAL DIRECTIVE CAB 20(B)/2017: AMENDMENT OF EXISTING DEEDS OF FIXED PERIOD STATE GRANT

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Thanks to the Deeds Registry Office, holders of state land title may now seamlessly renew their ownership of state land. The Presidential Directive CAB 20(B)/2017 of 27 July 2017 (the “**Directive**”) has approved the amendment of the terms and conditions of ownership of state land, which will now include conditions of renewal in Deeds of Fixed Period State Grant (“**FPSGs**”) and subsequently Deeds of Transfer when registered in the Deeds Registry Office.

Subject to the directive, every state land title with no new conditions must be accompanied by an endorsement page in terms of section 5(w) of the Deeds Registry Act [Cap 33:02], which allows for the amendment of applications for state land title in Deeds

## **Additionally, the following shall be effected:**

- Upon expiry of the FPSG, holders of state land title have the option to renew their title for an additional 50 or 99 years;
- The state is required to notify the holders of state title of the expiry of their title at least 5 (five) years prior;
- Holders of state title are required to indicate their intention to renew their title in writing at least 2 (two) years prior to the expiry of the FPSG. The holder must pay a renewal fee at least two years prior to the expiry of the FPSG;’
- If a holder of state title does not intend to renew their state title, the FPSG shall terminate on its set date of expiry. The land will then revert to the state with all its developments subject to payment of compensation at replacement or market value by the state to the holder;
- New FPSGs must be proposed for expired FPSGs, while existing FPSGs must include an endorsement page for amendment of the conditions of title; and
- The Minister of Lands and Water Affairs is empowered to exempt any grants from payment of renewal fees.