



# MINISTRY OF HOUSING AND URBAN DEVELOPMENT

Opposite Don-Etibet Housing Estate Along Gujba/Maiduguri Road bye-pass, P.M.B 1112 Damaturu, Yobe State.

MOH&URBD/YB/DCO/007/V.II

21st December 2025

In line with the reviewed mandate of the Ministry Ref No GO/S/HOS/EST/81/T.1 dated 13<sup>th</sup> February 2020 of conducting the Development Control service and issuance of building permit in the State, the procedure for obtaining development permit are as follow

## A. BUILDING PERMIT REQUIREMENTS

1. An application in respect of the proposed development (Address to Honourable Commissioner Ministry of Housing and Urban Development).
2. Four copies of detailed Architectural plan on A3 Papers dully signed and sealed by relevant professionals.
3. Detail Engineering Service Drawings (Mechanical, Electrical and Structural where applicable) with structural calculations sheet and engineers letter of undertaking for storey building.
4. Soil test for more than two storey building.
5. Site location plan signed and sealed by registered Town planner.
6. Document of the property C of O, Grant or any relevant prove.
7. An evidence of ownership of the property, (Deed of Conveyance or Sale Agreement.) with stamp duty.
8. Environmental Impact Assessment report prepared by relevant professional for high rise building and large scale development.
9. Ground rent clearance from Yobe State Geographic Information Service.

## B. Applicable fees

1. Application fee is determined by land use, property size and level of development.

*All Correspondence to be addressed to the Office of the Commissioner*

(Development Control Template)

S/No	Residential Use	Fee
1	High Density per metre square	₹ 150
2	Medium Density per metre square	₹ 200
3	Low Density per metre square	₹ 300
4	Perimeter Fencing	₹ 30 per linear metre

S/No	Commercial Use	Fee
1	High Density Commercial per metre square	₹ 200
2	Medium Density Commercial per metre square	₹ 250
3	Low Density Commercial per metre square	₹ 300
4	HEAVY CBD	

S/No	Agricultural Use	Fee
1	Mixed Farming per hectare	₹ 20,000
2	Orchard Farming per hectare	₹ 20,000
3	Poultry Farming per acre	₹ 20,000

S/No	Industrial Use	Fee
1	Light Industrial Per Metre Square	₹ 200
2	Medium Industrial Per Metre Square	₹ 300
3	Heavy Industrial per Metre Square	₹ 400
4	Public Motor Park per Metre Square	₹ 200

S/No	Petroleum Filling/Gas Refilling Plans	Fee
1	Application fee	₹ 50,000
2	Rate per Pump	₹ 50,000
3	Gas Refilling Plans LPG/CNG	₹ 500,000
4	EIA Report to be determined by the Authority	

S/No	Telecommunication Mast	Fee
1	Application fee	₹ 50,000
2	Registration/Approval	₹ 500,000
3	Telecommunication Annual Renewal Fee	₹ 100,000
4	Optic Fibre (right of way) Application Fee	₹ 50,000
5	Approval (Laying of Cable)Per Linear Metre	₹ 145
6	Site Location Plan Approval	₹ 150,000
7	Mast Supervision	20% of total cost

S/No	Road cutting	Fee
1	Laterite per linear metre	₹ 2000
2	Interlocking per linear metre	₹ 3500
3	Asphalt Road Cutting	₹ 20,000

S/No	Levy Charge for Contravention	Fee
1	Contravention	₦ 50,000
2	Building without Approval	4x fee chargeable
3	Levy for contravention of building plan	2x fee chargeable

S/No	Renovation	Fee
1	Major renovation	50% chargeable
2	Minor renovation	20% chargeable

S/No	Bill Boards Size and Development Fee	Fee
1	Gantric Size	₦ 250,000
2	Unipole	₦ 100,000
3	Super 48 Sheet	₦ 50,000

S/No	Public Convenience	Fee
1	Within Market	₦ 5000m2
2	Within Motor Park	₦ 5000m2
3	Other Places	₦ 5000m2

S/No	Bank Sign Post	Fee
1	Bank Sign Post	₦ 250,000
2	Annual Renewal of Bank Sign Post	₦ 120,000
3	Other small Businesses Sign Post	₦ 20,000
4	Annual Renewal of Small Businesses Sign Post	₦ 10,000
5	Kiosk	₦ 10,000
6	Annual renewal fee kiosk	₦ 5,000
7	Mobile Advert	₦ 50,000
8	Shop	₦ 2,500
9	Bill board and poster (Yearly Renewal)	₦ 50,000
10	Billboard supervision	5% of total cost

S/No	Lay out Design Consultancy	Fee
1	Low Density per Plot	₦ 5,000
2	Medium Density per Plot	₦ 3,000
3	High Density per Plot	₦ 2,000

S/No	Approval of Street Naming	Fee
1	Low Density Area	₦ 500,000
2	Medium Density Area	₦ 300,000
3	High Density Area	₦ 200,000

S/No	Development Complains	Fee
1	Low Density Area	₦ 5,000
2	Medium Density Area	₦ 3,000
3	High Density Area	₦ 2,000

S/No	OTHER ITEMS	FEE
1	Expert opinion	₦ 15,00
2	Alteration charges	Twice Fee Charged
3	Demolition Fee	₦ 250,000
4	House Numbering Fee	₦ 3,000
5	Stage supervision fee	₦ 10,000
6	Additional copies of approved Drawing	₦ 10,000
7	Fire certification fee	₦ 5,000
8	Aesthetics and Beautification Charges	10 % of the Total Cost
9	Environmental Impact Assessment	5 % of the Total Cost
10	Environmental Auditing	₦ 50,000:00
11	Consultancy (Building Plan)	₦ 150,000:00

### C. PROCESSING TIME

- Processing time for all application of development permit is 21 working days upon submission of relevant documents and payment of all prescribed fees.
- All payments are to be made through

Yobe State Internal Revenue Service IGR Account for plan approval and building permission for the proposed development.

- Yobe State Internal Revenue Service IGR Account
- Account Number 1022333257
- UBA Bank Plc Damaturu.

And to Yobe State Ministry of Housing and Urban Development Account for processing and Supervision for the proposed development.

- Yobe State Ministry of Housing and Urban Development
- Account Number 1001174112
- Keystone Bank Plc Damaturu.

Official receipt will be issued at the Ministry on presentation of evidence of payment.

**DIRECTOR**  
 DEVELOPMENT CONTROL  
 MIN. OF HOUSING & URBAN DEV.  
**TPL. Adamu Umaru mnitp** SIGN: *[Signature]* DATE: 22/12/2025  
 Director Development Control  
 For: Honourable commissioner