

Uganda

Land Act

Land (Annual Nominal Ground Rent) Regulations, 2011 Statutory Instrument 55 of 2011

Legislation as at 10 January 2025

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Land (Annual Nominal Ground Rent) Regulations, 2011 (Statutory Instrument 55 of 2011)
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Uganda

Land Act

Land (Annual Nominal Ground Rent) Regulations, 2011 Statutory Instrument 55 of 2011

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[Amended by [Land \(Annual Nominal Ground Rent\) \(Amendment\) Regulations, 2025 \(Statutory Instrument 2 of 2025\)](#) on 10 January 2025]

[Under sections 31 and 93 of [the Land Act](#), Cap. 227]

IN EXERCISE of the powers conferred upon the minister responsible for lands by sections 31 and 93 of [the Land Act](#), these Regulations are made this 7th day of October, 2011.

1. Title

These Regulations may be cited as the Land (Annual Nominal Ground Rent) Regulations, 2011.

2. Approved annual nominal ground rent determined by district land boards

The annual nominal ground rent payable under section 31 of [the Land Act](#) as determined by the respective district land boards is approved as specified in [Schedule 1](#).

3. Annual nominal ground rent determined by the Minister

The annual nominal ground rent payable under section 31 of [the Land Act](#) for the areas where the district land board has not determined the rent payable is specified in [Schedule 2](#).

4. Payment of annual nominal ground rent

- (1) The tenant by occupancy shall pay to the registered owner an annual nominal ground rent at the rate prescribed in [Schedule 1](#) or [Schedule 2](#) to these Regulations.
- (2) A registered owner who receives annual nominal ground rent from a tenant by occupancy shall issue a written receipt or acknowledgment letter indicating the name of the person paying the annual nominal ground rent, the amount of money paid and the year for which the annual nominal ground rent was paid.
- (3) Where the tenant by occupancy cannot find or identify the registered owner, the tenant by occupancy may apply to the Permanent Secretary in the Ministry responsible for lands or any other officer designated by the Permanent Secretary for approval to deposit the annual nominal ground rent in a prescribed bank account.
- (4) Subregulation (3), shall apply where the registered owner refuses to receive the annual nominal ground rent from the tenant by occupancy.
- (5) The application referred to in subregulation (3), shall be in Form 1 set out in [Schedule 3](#) to these Regulations and shall be accompanied by the information referred to in [regulation 6](#).

[section 4 added by section 2 of [Statutory Instrument 2 of 2025](#)]

5. Opening of bank account

The Permanent Secretary of the Ministry responsible for lands shall, with the approval of the Accountant General and in accordance with the Public Finance Management Act, open a bank account with the Bank of Uganda or any other financial institution where the tenants by occupancy approved by the Permanent Secretary of the Ministry responsible for lands may deposit the annual nominal ground rent due to a registered owner who cannot be found or who has refused to accept the payment of annual nominal ground rent.

[section 5 added by section 2 of [Statutory Instrument 2 of 2025](#)]

6. Approval to deposit annual nominal ground rent in the bank account

- (1) The Permanent Secretary of the Ministry responsible for lands shall, before granting approval to an applicant to deposit the annual nominal ground rent in the bank account referred to in regulation 5, be satisfied that the applicant—
 - (a) is a tenant by occupancy as defined under section 29 of the Act;
 - (b) has a recommendation letter from the area local authorities;
 - (c) has adequate and conclusive documents relating to the land which shall be authenticated by the relevant authorities in the area where the land is located, from the village level to the district level;
 - (d) has an inspection report from the area land committee where the land is situated; and
 - (e) any other consideration as the Permanent Secretary may consider reasonable.
- (2) A tenant by occupancy who is approved to deposit the annual nominal ground rent in a bank account in accordance with these Regulations shall, after depositing the annual nominal ground rent, retain a copy of the deposit slip as evidence of depositing the annual nominal ground rent in the bank account.

[section 6 added by section 2 of [Statutory Instrument 2 of 2025](#)]

7. Processing and access to nominal ground rent by registered owner

- (1) The Permanent Secretary in the Ministry responsible for lands shall ensure that a registered owner whose money has been deposited on the prescribed bank account by the tenant by occupancy has access to the money when he or she requests to receive the money.
- (2) A registered owner who may wish to access his or her money deposited in the prescribed bank account as annual nominal ground rent, shall make an application to the Permanent Secretary in the Ministry responsible for lands to access and receive the money deposited in the prescribed bank account.
- (3) The application referred to in subregulation (2), shall be in Form 2 set out in Schedule 3 to these Regulations, and shall be accompanied by a copy of the certificate of title of the land to which the application relates.

[section 7 added by section 2 of [Statutory Instrument 2 of 2025](#)]

Schedule 1**Approved annual nominal ground rent determined by district land boards**

No.	District	Municipality	Town council	Town board	Rural area
1.	Abim		20,000=		5,000=
2.	Amolatar		30,000=		5,000=
3.	Amuru		20,000=	20,000=	5,000=
4.	Hoima		30,000=		5,000=
5.	Isingiro		30,000=		5,000=
6.	Kabalore	30,000=	10,000=		5,000=
7.	Kamwenge		20,000=		5,000=
8.	Kaliro		30,000=		5,000=
9.	Koboko		10,000=		5,000=
10.	Kyenjojo		10,000=	10,000=	2,500=
11.	Lira	30,000=	20,000=		5,000=
12.	Luwero		20,000=		5,000=
13.	Masaka	12,000=	10,000=		2,500=
14.	Nakaseke		30,000=		5,000=
15.	Namutumba		30,000=	10,000=	5,000=
16.	Ntungamo		30,000=	30,000=	5,000=
17.	Oyam		20,000=		5,000=
18.	Pallisa		30,000=		5,000=

No.	District	Municipality	Town council	Town board	Rural area
19.	Rakai		30,000=	20,000=	5,000=
20.	Sembabule		20,000=	15,000=	5,000=
21.	Sironko		30,000=	30,000=	5,000=

Schedule 2

Annual nominal ground rent for areas where the district land board has not determined the rent payable under section 31

Land within a city	Land within a municipality	Land within an urban council	Town board	Land within a rural area
50,000=	40,000=	30,000=	20,000=	5,000=

Schedule 3 (Regulation 4(5))

[Schedule 3 added by section 3 of [Statutory Instrument 2 of 2025](#)]

Form 1

Application to deposit annual nominal ground rent on bank account

To:

Permanent Secretary,

Ministry responsible for Lands

I/We* _____ (insert name) being the lawful / *bona fide* occupant* of land located at _____ comprised in Block _____ Plot _____ Leasehold /Freehold Register Volume* _____ Folio _____ In _____ district having failed to trace /locate the registered owner Mr./Mrs/Ms. _____ of P.O. Box _____ (Attach evidence of occupancy, a recommendation letter from local council authorities and an inspection report of area land committee) do hereby apply to deposit the annual nominal ground rent due to the said registered land owner,

* Delete whichever is not applicable

* Delete whichever is not applicable

* Delete whichever is not applicable

amounting to Uganda Shillings _____ on the prescribed account for the period of _____ (*Indicate the duration being paid for*).

Dated this _____ day of _____ (month) _____ (year) at _____ o'clock

Name and signature of tenant

Form 2

Application to access annual nominal ground rent deposited on bank account

To:

Permanent Secretary,

Ministry responsible for Lands

I/We* _____ (*insert in the name*) being the registered owner of land located at _____ comprised in Block _____ Plot _____ Leasehold Freehold Register Volume* _____ Folio _____ In _____ district (*Attach identification documents*) do, hereby request to access to the annual nominal ground deposited on the prescribed account by my tenant in occupancy Mr/ Mrs _____ (*insert in the name*) amounting to Uganda Shillings _____ for the period of _____ (*indicate the duration being for*)

Dated this _____ day of _____ (month) _____ (year) at _____ o'clock

Name and signature of the registered owner

* *Delete whichever is not applicable*

* *Delete whichever is not applicable*