



Construction Crackdown: Lagos State Puts Its Foot Down on Building Planning Permits

The Lagos State Government (LASG) has stepped up its enforcement against unauthorized constructions, signaling a renewed commitment to strict adherence to urban planning regulations. This move is aimed at addressing the rampant issue of buildings erected without proper planning permissions within the State.

Key Highlights of Lagos State Government's Directive:

- **Mandatory Building Regularization:**

Owners of existing buildings without planning & building permits must apply for building permits

in accordance with Lagos State's physical planning laws to avoid facing penalties.

- **Compulsory Planning Permits:**

Obtaining a planning permit is now mandatory for all constructions in Lagos State, highlighting its importance in the urban planning ecosystem.

- **Use of e-GIS Technology:**

The enterprise Geographic Information Service (e-GIS) will be instrumental in enhancing the coordination of lands and planning records, ensuring a streamlined compliance process across relevant governmental bodies.

- **90-Day Amnesty Window:**

LASG is offering a grace period from May 2 to July 30, 2024, during which property owners and developers can obtain planning permits with reduced penalties and a discount on prompt payments. Post-amnesty, strict penalties will be enforced for non-compliance.

Advantages of the Building Regularization Directive:



1. Improved Urban Planning Standards:

Proper enforcement of planning permits is expected to enhance urban development standards and contribute to more sustainable city planning.

2. Promotion of Best Practices and Safety:

The directive encourages all stakeholders in the construction and development sector to adopt best practices that ensure safety, compliance, and sustainability.

3. Increased Efficiency Through Technology:

The adoption of e-GIS technology will facilitate a more efficient, automated permit application and compliance monitoring process.

4. Economic Cushioning:

The amnesty program is designed to assist property owners in regularizing their documents, mitigating the financial strain amid economic challenges.

Implications for Property Owners and Developers:

1. Immediate Compliance Required:

Property owners and developers are required to promptly regularize their buildings or secure the necessary permits before July 30, 2024, to avoid potential penalties or disruptions in their construction projects.

2. Potential Project Adjustments:

Adjustments may be required for project timelines, potentially affecting budgets and strategies. Developers should consider establishing risk mitigation strategies to manage these changes effectively.

3. Financial Considerations:

The costs associated with obtaining planning permits and regularization, coupled with potential penalties for non-compliance after the amnesty period, could significantly impact financial planning.

Navigating the Evolving Urban Landscape:

As Lagos State Government tightens its urban planning and development policies, efficient navigation through these changes is crucial. At SimmonsCooper Partners, we provide comprehensive legal advice on permit applications, compliance strategies, and risk management to ensure property owners and developers can adapt smoothly to these new directives.

Connect With Us:

For detailed insights into how these changes may impact your property investments or for expert legal support in ensuring compliance, visit our website at www.scp-law.com or contact us at info@scp-law.com. Let SimmonsCooper Partners help you navigate the complexities of Lagos State's urban compliance requirements.