



SOKOTO GEOGRAPHIC INFORMATION SYSTEM (SOGIS)

LAND REGISTRATION GUIDELINES

By the Provision of Land Use Act of 1978

The Sokoto State Government, through the Sokoto Geographic Information System (SOGIS), has introduced a modern, transparent, and efficient process for land registration and the issuance of the Certificate of Occupancy (C of O).

These guidelines are designed to help applicants understand the available registration options and follow the correct steps to complete their land documentation smoothly.

Applicants can complete their land registration through two convenient methods:

✓ **Physical Capturing at SOGIS Office:**

You may visit the SOGIS Headquarters in person for biometric capturing, data submission, and application processing.

✓ **Online Registration Using a Scratch Card:**

You can obtain a SOGIS application scratch card and complete the entire process online from the comfort of your home. The scratch card contains a unique PIN that grants access to the online application portal.

Regardless of the method chosen, once all requirements are fulfilled and your application is approved, the processing period for obtaining your C of O is typically two (2) weeks. SOGIS will notify you via SMS and email when your document is ready for collection.

These guidelines ensure a seamless, transparent, and secure land registration process accessible to every citizen.

These steps involved are as follows:

1. **Scratch Card:** Purchase a SOGIS Scratch Card of **N25,000** from any of the following locations:

- ✓ SOGIS Headquarters
- ✓ Ministry of Lands and Housing, Sokoto

Or call SOGIS customer care lines: 07063284240, 07026230484

The scratch card contains a unique PIN, which will be required to initiate your service request. Upon purchase, you may receive your PIN via SMS or email when buying online.



2. Go to the website and Create Account:
Visit www.sogis.org.ng and Click “apply”, to create your account and fill all required information to register.
3. Applicants are required to attach the following Documents:
 - a. Passport-sized Photograph
 - b. Any valid means of Identification
(Valid Driver’s License, Voter’s Card, National ID, International Passport)
 - c. Sales Agreements, Evidence of gift or Inheritance Documents.
 - d. Sketch Plan (Obtainable from the Surveyor General’s Office or a Licensed Surveyor).
 - e. Evidence of Income Tax Clearance Certificate obtainable from Sokoto State Internal Revenue Service or through their website <https://irs.sk.gov.ng/> or make payment through <https://itas.irs.sk.gov.ng/login>
 - f. Proof of ownership from Local Government concern and endorsement from District/ Village Head.
 - g. Evidence of payment of the non-refundable application processing fee. The processing of land use determines the processing fee.
 - h. CAC Certificate for Organization only.
4. The Applicant’s site will be surveyed/inspected by Mapper Drone for the mapping, survey and aerial photograph within 5 working days of submission of the application form.
5. All applicants will receive a response within 10 working days from the date of the site inspection via Telephone, SMS and or Email.
6. Successful Applicant will receive an Offer of Right of Occupancy, an Invoice for the final Bill (Ground Rent, Registration fees, preparation fees and Development charges), and the applicant will sign an office copy to signify acceptance of terms and conditions contained in the Right of occupancy (R of O) on the day of collection of the R of O.
Please check below for the schedule of processing fees:

S/N	PURPOSE	COST (₦)
1.	Residential	200,000
2.	Commercial	400,000
3.	Petrol Station	
	Category A	1,000,000
	Category B	750,000
	Category C	500,000
4.	Hotels	
	Category A	1,000,000
	Category B	750,000
	Category C	500,000
5.	Farmlands	
	Commercial Farming	250,000
	Medium Farming	80,000

All payment should be made through the following account details

Account Name – Ministry of Lands and Housing Sokoto

Account Number – 2021584949

Bank Name – First Bank

7. Evidence of payments (Bank Teller and E-receipt) of fees as contained in item Six (6) and a signed office copy of R of O should be returned to the Head of R of O, Ministry of Lands and Housing to be processed for a Certificate of Occupancy.
8. Preparation, execution and registration of Certificate of Occupancy will be concluded within 2 weeks.
9. Successful Applicants will be notified by a SMS, or mail for the collection of the Certificate of Occupancy (C of O), which will be issued by the Deed Registrar, Lands, Sokoto State Ministry of Lands and Survey.

For further information, visit SOGIS Building, Adjacent to Federal Mortgage Bank Kano Road, Sokoto, Nigeria or visit the website www.sogis.org.ng or 07063284240, 07026230484

Signed: Honourable Commissioner
Sokoto State Ministry of Lands, Housing, Survey,
Town & Country Planning.