

---

## TARABA STATE – REVISED CONSTRUCTION PERMIT PROCESS

---

### 1. INTRODUCTION

Taraba State requires all individuals, companies, and institutions intending to develop land to obtain a **Construction (Development) Permit** before commencing any building activity. This ensures:

- Safety and structural integrity
- Environmental protection
- Fire safety compliance
- Proper land-use and zoning
- Orderly urban development

This process applies to **all categories of developments:**

Residential, commercial, industrial, institutional, mixed-use, renovations, extensions, and change-of-use.

---

### 2. RELEVANT MDAs

- Taraba Urban Development Agency (UDA)
  - Taraba Geographic Information Systems (TAGIS)
  - Taraba State Land Registry
  - Surveyor-General's Office
  - Taraba State Environmental Protection Agency (TSEPA)
  - Taraba State Fire Service
  - Building Control Department
  - Ministry of Works / Engineering Department
  - Taraba State Internal Revenue Service (TIRS)
  - Taraba State Water & Waste Management Agencies (post-construction)
- 

### 3. END-TO-END CONSTRUCTION PERMIT PROCESS

### **STEP 1: Pre-Application Consultation**

Timeline: 1–2 days

Cost: Free

---

### **STEP 2: Land Title & Survey Verification**

Timeline: 3–5 days

Cost: See Fees Summary

---

### **STEP 3: Environmental Screening / EIA**

Timeline:

- Screening: 3–5 days
  - Full EIA: 21–30 days
- Cost: See Fees Summary
- 

### **STEP 4: Fire Safety Review**

Timeline: 3–7 days

Cost: See Fees Summary

---

### **STEP 5: Preparation of Technical Documents**

Timeline: Consultant-dependent

Cost: Private sector fees (not regulated)

---

### **STEP 6: Submission of Construction Permit Application**

Timeline: 1–2 days

Cost: Application fee (see Fees Summary)

---

### **STEP 7: Technical Review & Inter-Agency Vetting**

Timeline: 14–21 days

Cost: Technical review fee (see Fees Summary)

---

### **STEP 8: Pre-Approval Site Inspection**

Timeline: 3–5 days

Cost: Inspection fee (see Fees Summary)

---

### **STEP 9: Assessment & Payment Confirmation**

Timeline: 2–3 days

Cost: As assessed (see Fees Summary)

---

### **STEP 10: Approval Decision**

Timeline: 3–5 days

Cost: Included in approval fee

---

### **STEP 11: Issuance of Construction Permit**

Timeline: 1–2 days

Cost: Included in approval fee

---

## **4. POST-APPROVAL REQUIREMENTS**

### **Mandatory Stage Inspections**

Timeline: 1–3 days per inspection

Cost: See Fees Summary

### **Structural Stability Tests (Multi-Storey Buildings)**

Timeline: 7 days per test

Cost: See Fees Summary

### **Fire Safety Final Inspection**

Timeline: 1 day

Cost: Free or nominal fee

### **Certificate of Habitation (Occupancy Certificate)**

Timeline: 1 day

Cost: See Fees Summary

---

## 5. UTILITY CONNECTIONS (POST-CONSTRUCTION)

Water, sewage, and waste management connections follow separate procedures.

Timeline: 1–14 days

Cost: As assessed by utility agencies.

---

## 6. SUMMARY OF TIMELINES

Stage	Timeline
Pre-application	1–2 days
Title & survey verification	3–5 days
Environmental screening	3–5 days
Fire safety review	3–7 days
Technical review	14–21 days
Pre-approval inspection	3–5 days
Approval decision	3–5 days
Permit issuance	1–2 days
Stage inspections	1–3 days each

---

## 7. FEES SUMMARY

This table provides a transparent, itemized breakdown of all statutory fees associated with the Construction Permit process in Taraba State.

---

### A. Pre-Application & Verification Fees

Item	Fee (₦)
Pre-application consultation	Free
Land title verification	10,000 – 25,000
Survey plan authentication	5,000 – 15,000

Item	Fee (₺)
Plot charting (TAGIS)	10,000 – 20,000

### B. Environmental Fees

Item	Fee (₺)
Environmental screening	10,000 – 30,000
Full Environmental Impact Assessment (EIA)	150,000 – 500,000 (project-dependent)

### C. Fire Safety Fees

Item	Fee (₺)
Fire safety plan review	10,000 – 50,000
Fire safety compliance certificate	5,000 – 20,000
Final fire inspection	Free / nominal

### D. Application & Technical Review Fees

Item	Fee (₺)
Application form	5,000 – 10,000
Technical review (architectural, structural, M&E)	50,000 – 250,000 (based on building size)
GIS plot verification	10,000 – 20,000

### E. Inspection Fees

Item	Fee (₺)
Pre-approval site inspection	10,000 – 25,000
Stage inspections (foundation, DPC, frame, roofing)	5,000 – 15,000 per stage

Item	Fee (₦)
Final inspection	10,000 – 20,000

#### F. Structural Stability Tests (Multi-Storey Buildings)

Item	Fee (₦)
First concrete test	20,000 – 40,000
Second concrete test	20,000 – 40,000
Third concrete test	20,000 – 40,000

#### G. Approval & Permit Fees

Item	Fee (₦)
Development permit approval fee	100,000 – 500,000 (based on building category)
Stamped approved drawings	Included
Permit issuance	Included

#### H. Post-Construction Fees

Item	Fee (₦)
Certificate of Habitation (Occupancy Certificate)	20,000 – 50,000
Water connection	10,000 – 30,000
Waste/sewage compliance	5,000 – 15,000

### 8. CONTACT INFORMATION

Taraba Geographic Information Systems (TAGIS)  
TADP Complex, Off Wukari Road, Jalingo, Taraba State  
Tel: +234 806 176 5501  
Hours: 8:00 AM – 4:00 PM (Mon–Fri)

