



HOW TO BUY LAND IN ZANZIBAR

Introduction

Buying land in Zanzibar can be a complex process, as it involves navigating a unique set of laws and regulations that are specific to the semi-autonomous archipelago of Tanzania. However, with the right guidance, it is possible for individuals and companies to successfully buy and own land in Zanzibar.

First and foremost, it is important to note that, according to the land laws of Zanzibar, all-natural land occupied or unoccupied is vested and owned by the President for the use of common benefits of the people of Zanzibar.

As the land is totally owned by the President, then what the people of Zanzibar are allowed to own is the right to use land or interest over the land.

The right to own an interest in land is granted **only to a Zanzibari** who is above the age of eighteen (18) years, through the Right of Occupancy. No foreigner, not even a Tanzanian coming from Tanzania mainland is allowed to be granted a Right of Occupancy, by way of acquisition or purchase.

STEPS

The first step in buying land in Zanzibar is to conduct a thorough search of the land registry to ensure that the land is free from any encumbrances or legal disputes. This can be done by visiting the Lands and Surveys Department in Zanzibar and requesting a search of the land in question.

Once it has been confirmed that the land is available for purchase, the next step is to negotiate the terms of the sale with the current owner. It is important to ensure that the sale agreement is in writing and that it includes all relevant details, such as the purchase price, the boundaries of the land, and any conditions of the sale.

After the sale agreement has been signed, the next step is to obtain the necessary approvals and licenses from the relevant government authorities. This typically includes obtaining a land use permit from the Zanzibar Lands and Surveys Department, as well as a certificate of occupancy from the Zanzibar Town Planning Authority.

Once all approvals and licenses have been obtained, the last step is to register the transfer of ownership with the Lands and Surveys Department. This will require the submission of all relevant documents, such as the sale agreement and the approvals and licenses, as well as



the payment of any applicable fees.

It is important to note that foreign individuals and organizations are generally restricted in their ability to purchase land in Zanzibar, and may be required to obtain special permission from the government in order to do so.

In conclusion, buying and owning land in Zanzibar can be a complex process that requires a thorough understanding of the laws and regulations that govern land ownership on the archipelago.

Land ownership to foreigners.

Since the owner of an interest over the land or occupier of the land is not restricted from leasing or selling his interest over the land. Then there is a room for a foreigner, to buy land or property in Zanzibar.

A foreigner can purchase land from the holder of Right of Occupancy, or from any person owning interest over the land through other means including inheritance, or purchase but has no granted Right of Occupancy.

Further, a foreigner can acquire/purchase a landed property such as house, or apartment, in Zanzibar. According to the definition of land given by the Land laws of Zanzibar, to include among other things attached to land, buildings. Therefore, it is possible to purchase a ready-made house in Zanzibar. In addition to that, since coming into force the Condominium Act No 10 of 2010, has brought about change that allows a foreigner to purchase landed property in Zanzibar, and be granted a title deed for a maximum of 99 years.

Conclusion

It is important to seek the guidance of a qualified legal professional to ensure that the process is conducted in accordance with the law and to avoid any potential legal issues. ABC Attorneys has qualified lawyers who can help you in purchasing and owning land in Zanzibar.