



Cost and Process of Replacing a Lost Certificate of Occupancy (C of O) or Right of Occupancy (R of O) in Abuja

Description

Losing a [Certificate of Occupancy \(C of O\)](#) or Right of Occupancy (R of O) in Abuja can be a daunting experience, but there are structured processes to follow to obtain replacements.

Here is a comprehensive guide on the steps you need to take, including the cost implications.

Step 1: Report the Loss

The first step is to report the loss of your C of O or R of O to the Abuja Geographic Information Systems (AGIS).

This can be done by visiting their office and filling out a loss report form.

It is important to provide detailed information about the lost documents, including the plot number and location of the property.

Step 2: Obtain an Affidavit

Visit a High court to depose to an affidavit stating that the document has been lost.

This [legal statement](#) serves as a formal declaration and is required in the process of obtaining a replacement.

Step 3: Police Report

You will also need to file a report with the police, detailing the circumstances under which the document was lost.

The police report is another essential document that supports your claim for a replacement.

Step 4: Newspaper Advertisement

To ensure transparency and allow for any objections, you must place an advertisement in a widely read newspaper, announcing the loss of your C of O or R of O.

This notice typically needs to run for a stipulated period, usually a few weeks.

Step 5: Application for Replacement

Submit an application for a replacement to AGIS. The application should include:

- The sworn affidavit

- The police report
- A copy of the newspaper advertisement
- A completed application form (available at AGIS)
- Proof of identity (National Identity Number – NIN, and Bank Verification Number – BVN)

Step 6: Payment of Fees

There are fees associated with processing the replacement of lost documents.

The fees may vary depending on the specific requirements and the size and location of the property.

Generally, the cost can range from ₦50,000 to ₦200,000 or more.

It is advisable to check with AGIS for the most current fee structure.

Step 7: Inspection and Verification

Once your application is submitted, AGIS will schedule an inspection of the property.

This is to verify the details provided in your application and to [ensure there are no discrepancies](#).

Step 8: Issuance of Replacement Document

After successful verification and approval of your application, AGIS will issue a replacement C of O or R of O.

You will be notified to collect the document from their office.

Cost Implications

The overall cost of replacing a lost C of O or R of O includes:

Cost Category	Minimum Cost (₦)
Affidavit Fees	1,500
Police Report	5,000
Newspaper Advertisement	10,000
Application Processing Fees	50,000
Professional Fee	550,000

Conclusion

While the process of replacing a lost C of O or R of O in Abuja involves several steps and associated costs, it is essential to follow through diligently to ensure your property rights are restored and legally recognised.

For the most accurate and updated information, it is advisable to visit the AGIS office or their official website.

By adhering to these steps, you can successfully navigate the bureaucratic processes involved in obtaining a replacement for your lost land documents in Abuja.

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