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Tarishi & Co. Attorneys

Summary of the Updated National Land Policy 1995 (Revised Edition 2023)

The Revised Tanzania National Land Policy 1995 (2023 Edition) seeks to address previous shortcomings, enhance land governance, and ensure equitable and sustainable land use across the nation. Below are key highlights and updates of this revised policy:

1. **Equitable Access to Land:**

- Reinforcement of a transparent system for equal access and ownership rights to land for all Tanzanians.
- Clarification of land acquisition and ownership rights for non-citizens strictly for investment purposes through relevant investment authorities.

2. **Land Tenure Security:**

- Strengthened recognition and legal protection of customary land rights.
- Encouragement of formal registration of all land parcels to enhance tenure security and proper land management.

3. **Limits on Land Ownership:**

- Restrictions on the maximum size of land that an individual or entity can own to prevent land monopolization and ensure sustainable land development.

4. **Optimal and Sustainable Land Use:**

- Enhanced land-use planning both in urban and rural areas to promote productivity, social and economic development.
- Improved management of urban sprawl and encouragement of vertical urban development to optimize land use efficiency.

5. **Improved Land Administration and Registration:**

- Introduction of mandatory registration for all land transactions.
- Development of integrated digital land information systems to improve transparency, accuracy, and efficiency in land administration.

6. **Land Valuation and Compensation:**

- Clear policies on fair and timely compensation for land acquisition, emphasizing comprehensive land valuation processes.
- Establishment of coordinated mechanisms for financing land acquisitions for public and investment purposes.

7. **Gender Equality in Land Rights:**

- Explicit measures promoting equal land ownership and inheritance rights for women, aiming to eliminate discriminatory customary practices.

8. Conflict Resolution:

- Enhanced frameworks and mechanisms for effective resolution of land-related disputes from local to national judicial levels.

9. Environmental Sustainability and Climate Change:

- Integration of environmental sustainability and climate change considerations into land management practices.
- Protection and sustainable use of environmentally sensitive areas, including wetlands, coastal areas, and ecological zones.

10. Promotion of the Real Estate Sector:

- Establishment of structured policy and regulatory frameworks for managing real estate activities.
- Encouragement of organized real estate development projects to meet the housing demand, minimizing informal and sprawling developments.

11. International Borders Management:

- Strengthening land management and border demarcation processes to ensure clear and secure international boundaries.

12. Institutional Coordination and Capacity Building:

- Improved coordination among governmental institutions involved in land management.
- Continued capacity building and education of stakeholders at all levels regarding land rights and sustainable management practices.

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