

SPECIAL ISSUE

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THE LAND (AMENDMENT) ACT, 2025**No. 21 of 2025***Date of Assent: 15th October, 2025**Date of Commencement: 4th November, 2025***AN ACT of Parliament to amend the Land Act, 2012****ENACTED by the Parliament of Kenya, as follows**

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1. This Act may be cited as the Land (Amendment) Act, 2025.

Short title.

2. The Land Act, 2012 hereinafter referred to as the “principal Act” is amended in section 2 by inserting the following new definition in proper alphabetical sequence—

Amendment of section 2 of No. 6 of 2012.

“Registrar” has the meaning assigned to it under section 2 of the Land Registration Act, 2012.

No. 3 of 2012.

3. Section 12 of the principal Act is amended by inserting the following new sub-sections immediately after subsection (12) —

Amendment of section 12 of No. 6 of 2012.

(13) A public body or institution shall apply to the Registrar for registration of public land allocated by the Commission in the prescribed form.

(14) The Registrar shall register public land allocated to a public body or institution by the Commission.

No. 13 of 2019.

(15) Pursuant to section 58 and paragraph 7 of the Third Schedule to the Physical and Land Use Planning Act, 2019, the Registrar shall register land set aside by persons or a land buying company for a public purpose consequent upon a proposed development.

(16) Upon registration of land under subsections (14) and (15), the Registrar shall publish a notice in the Gazette specifying the particulars of the registration and issue a certificate of title—

(a) in the case of an incorporated public entity, the certificate of title

shall be issued in the name of the entity;

- (b) in the case of an unincorporated public entity, the Cabinet Secretary to the National Treasury as trustee; and
- (c) in the case of a county government, in the name of the county government.