

THE LAND USE ACT AND EQUITY FACTOR IN PROPERTY TAXATION IN NIGERIA*

Statehood imposes responsibilities on the government to provide security and welfare for its citizens. To meet these societal obligations, the state demand contributions from citizens in the form of taxation, based on some normative principles and acceptable standards. Taxes are imposed on persons and properties to defray the cost of governance amongst other uses. Property tax is one of the major sources of government revenue and includes taxes on real property. In Nigeria, the Land Use Act imposes tax on landowners, outside other legislations levying taxes on real properties.

Given the foregoing, the paper examines the provisions of the Land Use Act on property tax in line with normative principles for levying tax, particularly the equity factor in taxation. The paper interrogates the powers of the governor to impose rents, review rents, and enforce payment of rents under the Act. It also discusses the implications of the administrative structure and penalties for non-payment of rents under the Act.

Using a doctrinal research methodology, the paper found the provisions of Land Use Act on property taxation as unrepresentative, draconian, inequitable and unjust. The Act gives the governor unfettered discretion in tax management, provides harsh and inequitable penalties on tax defaulters, does not provide any tax adjudicatory system and fails to capture the whole taxable properties within the tax net, amongst others.

The paper recommends a review of the tax policy under the Act to capture all taxable properties, ameliorate the harsh tax penalties, provide a tax appeal system and curtail the unfettered discretion of the governor under the Act.

Keywords: Taxation, Property Tax, Land Use Act, Tax penalty, Tax Administration

Property Taxation Land Use And Public Policy

**Jesús M. González-Pérez, Clara
Irazábal, Rubén C. Lois-González**

Property Taxation Land Use And Public Policy:

The Property Tax, Land Use, and Land Use Regulation The late Dick Netzer, 2003-01-01 Dick Netzer a leading public finance economist specializing in state and local issues and urban government brings together in this comprehensive volume essays by top scholars connecting the property tax with land use **Property Tax Reform in Developing Countries** Jay K. Rosengard, 2012-12-06 Property Tax Reform in Developing Countries provides a conceptual framework for property tax reform with the intention of making the most compelling argument possible to persuade the reader as to its validity The text claims that a model for property tax reform in developing countries is derived from a theoretical distillation of empirical experience The primary objective of this study is to establish through logic theory and observation what constitutes a good property tax system for whom and under what conditions why such a system works and how inferior systems can be upgraded to approximate well functioning systems Property Tax Reform in Developing Countries develops its examination in three stages First a conceptual framework is presented for the formulation implementation and evaluation of property tax reform in developing countries Second attempts to reform property taxation in four developing countries are examined in detail Finally the results of the reform efforts described in the four case studies are evaluated and guidelines for reform are offered The study concludes with specific recommendations for reforming property tax systems in developing countries based on the conceptual framework and synthesizing lessons of the case studies *Intergovernmental Perspective*, 1976 Each issue concentrates on a different topic Economics and Contemporary Land Use Policy Robert J. Johnston, Stephen K. Swallow, 2010-09-30 As external forces increase the demand for land conversion communities are increasingly open to policies that encourage conservation of farm and forest lands This interest in conservation notwithstanding the consequences of land use policy and the drivers of land conversions are often unclear One of the first books to deal exclusively with the economics of rural urban sprawl Economics and Contemporary Land Use Policy explores the causes and consequences of rapidly accelerating land conversions in urban fringe areas as well as implications for effective policy responses This book emphasizes the critical role of both spatial and economic ecological interactions in contemporary land use and the importance of a practical policy oriented perspective Chapters illustrate an interaction of conceptual theoretical and empirical approaches to land use policy and highlight advances in policy oriented economics associated with the conservation and development of urban fringe land Issues addressed include 1 the appropriate role of economics in land use policy 2 forecasting and management of land conversion 3 interactions among land use property values and local taxes and 4 relationships among rural amenities rural character and urban fringe land use policy Economics and Contemporary Land Use Policy is a timely and relevant contribution to the land use policy debate and will prove an essential reference for policymakers at the local state and federal levels It will also be of interest to students academics and anyone with an interest in the practical application of economics to land use issues *Property Tax in BRICS Megacities* Marco Salm, 2017-08-25

The overall objective of the book is to holistically assess the property tax systems in BRICS megacities As megacities play a vital role within their respective countries economically administratively and from a human development perspective they experience the costs and benefits of urbanization simultaneously with major investment needs rising poverty and increasing congestion and pollution levels in the context of limited financial resources raising the question for a suitable decentralized funding source This book highlights the property tax as a means to help further improve the financial sustainability of megacities the reliability and quality of their services and megacities contribution to supporting economic growth The Development of Property Taxation in Economies in Transition Jane H. Malme,Joan M. Youngman,2001-01-01 This book details the context within which policy decisions and objectives for the property tax system are made in the transitional economies of Central and Eastern Europe It shows how these policy decisions evolve as a part of the transitional reforms still in process This book offers the chance to review the experiences of transitional countries in initiating and implementing fiscal instruments during a decade of enormous transformations The research for the case studies included in this book was sponsored by the Lincoln Institute of Land Policy **Library of Congress Subject Headings** Library of Congress,2004

Hearings, Reports and Prints of the House Committee on Interior and Insular Affairs United States. Congress. House. Committee on Interior and Insular Affairs,1975 **Custodians of Place** Paul George Lewis,Max Neiman,2009 Custodians of Place provides a new theoretical framework that accounts for how different types of cities arrive at decisions about residential growth and economic development Lewis and Neiman surveyed officials in hundreds of California cities of all sizes and socioeconomic characteristics to account for differences in local development policies This book shows city governments at the center of the action in shaping their destinies frequently acting as far sighted trustees of their communities They explain how city governments often can insulate themselves for the better from short term political pressures and craft policy that builds on past growth experiences and future vision Findings also include how conditions on the ground local commute times housing affordability composition of the local labor force play an important role in determining the approach a city takes toward growth and land use What types of cities tend to aggressively pursue industrial or retail firms What types of cities tend to favor housing over business development What motivates cities to try to slow residential growth Custodians of Place answers these and many other questions Magnetohydrodynamics (MHD). United States. Congress. Senate. Committee on Interior and Insular Affairs,1970 Reviews newly developed magnetohydrodynamics process of electrical energy production *Climate Change 2014: Mitigation of Climate Change* Intergovernmental Panel on Climate Change,2015-01-26 This latest Fifth Assessment Report of the Intergovernmental Panel on Climate Change IPCC will again form the standard reference for all those concerned with climate change and its consequences including students researchers and policy makers in environmental science meteorology climatology biology ecology atmospheric chemistry and environmental policy **Encyclopedia of New Jersey** Maxine N. Lurie,Marc Mappen,2004 Contains nearly original articles

along with illustrations and maps collecting a wealth of information about the state of New Jersey

Global Review of Human Settlements Gyoujin Cho, 2013-10-02 Global Review of Human Settlements A Support Paper for Habitat United Nations Conference on Human Settlement reviews global human settlement conditions and the factors affecting their present and future developments The report presents information analyses and conclusions It analyzes the causes and effects of the urbanization process describes the quality of life in human settlements and presents relevant definitions list of tables and country composition by regions The urbanization process pertains to demographical and economical aspects Demographical aspects include city size city growth migration and natural increase Natural population increase accounts for about one half of urban population while migration from rural to urban places account for the other half One aspect of the quality of life in human settlements is the prevailing housing conditions According to the report housing conditions in most developing countries have become worse in the past ten years due to rapid population growth to rates of migration from rural to urban places and to the decline of the rate of increase in national output The report also contains a list of criteria used nationally to distinguish urban areas from rural areas For example South Korea defines urban areas as Seoul or municipalities with 5 000 or more inhabitants The report is suitable for demographers economists environmentalists ecologists and policy makers involved in rural development and social services

Agricultural Economics Bibliography, 1941

The Routledge Handbook of Urban Studies in Latin America and the Caribbean Jesús M. González-Pérez, Clara Irazábal, Rubén C. Lois-González, 2022-07-19 This handbook presents the great contemporary challenges facing cities and urban spaces in Latin America and the Caribbean The content of this multidisciplinary book is organized into four large sections focusing on the histories and trajectories of urban spatial development inequality and displacement of urban populations contemporary debates on urban policies and the future of the city in this region Scholars of diverse origins and specializations analyze Latin American and Caribbean cities showing that despite their diversity they share many characteristics and challenges and that there is value in systematizing this knowledge to both understand and explain them better and to promote increasing equity and sustainability The contributions in this handbook enhance the theoretical empirical and methodological study of urbanization processes and urban policies of Latin America and the Caribbean in a global context making it an important reference for scholars across the world The book is designed to meet the interdisciplinary study and consultation needs of undergraduate and graduate students of architecture urban design urban planning sociology anthropology political science public administration and more

Trends in Urbanisation and Urban Policies in OECD Countries What Lessons for China? OECD, China Development Research Foundation, 2010-08-27 This report presents an overview of trends in urban policies in OECD countries with the objective to identify successes and failure that could inform national Chinese policy makers in their preparation of an Urbanisation Strategy

Municipal Bonding and Taxation Anthony G. White, 2022-02-01 This book first published in 1979 examines the economic lives of municipal governments Local government

provides a great deal of services all of which must be paid for The sources of these revenues are analysed here in three sections bonding and debt taxation and other miscellaneous sources of revenue The bibliographic entries stretch back into the nineteenth century and see a large postwar increase as the financial problems of municipal corporations grew alongside the growth of the suburbs **Hearings, Reports and Prints of the Joint Economic Committee** United States. Congress. Joint Economic Committee,1975 *State and Local Tax Revolt* Dean C. Tipps, Lee Webb, 1980-01-01 First published in 2006 Routledge is an imprint of Taylor Francis an informa company **The Rebirth of the American City** United States. Congress. House. Committee on Banking, Currency and Housing, 1976

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