



JIGAWA STATE

**FRAMEWORK FOR RESPONSIBLE AND INCLUSIVE LAND INTENSIVE AGRICULTURE
(FRILIA)**

**JIGAWA STATE REGULATION FOR THE APPROVAL AND OVERSIGHT OF LARGE-SCALE
AGRICULTURAL INVESTMENTS.**

APPROVAL PAGE

This document, titled: **Jigawa State Regulation for the approval and oversight of large-scale agricultural investments**, has been developed and approved by the Jigawa state government.

The document is hereby endorsed by the undersigned for immediate implementation and compliance.

Signed:



Aisha Sheikh Mujaddadi

Director General

Jigawa State Investment Promotion Agency (InvestJigawa)

JIGAWA STATE REGULATION FOR THE APPROVAL AND OVERSIGHT OF LARGE-SCALE AGRICULTURAL INVESTMENTS.

19th day of August 2025

ENACTED by the authority vested in the Jigawa State Investment Promotion Agency (InvestJigawa) pursuant to the Jigawa State Executive Order on the establishment, adaption, and implementation on the Framework for Responsive and Inclusive Land-Intensive Agricultural Investment (FRILIA) 2024, and in furtherance of the provisions articulated in the Jigawa State FRILIA Executive Order/State Agricultural Development Policy 2024, and by all other powers enabling it in that behalf, the following Regulations are hereby made:

PART I: PRELIMINARY

Article 1: Citation and Commencement

1. These Regulations may be cited as the Large-Scale Agricultural Investment Approval Regulations 2024.
2. These Regulations shall come into operation on the **19th day of August 2025** and shall apply throughout the territorial jurisdiction of Jigawa State.

Article 2: Interpretation

In these Regulations, unless the context otherwise requires:

- a. "Agency" shall denote the Jigawa State Investment Promotion Agency established under FRILIA;
- b. "Stakeholder" shall denote the [identified persons, group, or organization that has a vested interest.
 - Affected and potentially affected stakeholders living on the land, including landowners, tenants, and other land users.
 - Landowners not living on the land.
 - Stakeholders who are affected by resources that will be affected by the investment, e.g., using the water upstream.
 - Community members, e.g., head of village, school committee, workers, and others in the community, etc.
 - Specific vulnerable groups, e.g., women, migrants, etc.
 - Local authorities and government officials
 - Ministries, Departments and Agencies (MDAs)
 - NGOs and/or CSOs who may work with the community.)
- c. "FRILIA Principles" shall be construed in accordance with the framework of FRILIA as promulgated by Jigawa State under Executive Order on the establishment, adaption, and implementation on Framework for Responsive and Inclusive Land-Intensive Agricultural Investment (FRILIA) 2024;

- d. "Large-scale agricultural investment" shall mean and include any agricultural enterprise exceeding 100 hectares in land area or requiring capital investment above 100-million-naira monetary units;
- e. "ESIA" shall refer to a comprehensive Environmental and Social Impact Assessment conducted in accordance with Jigawa State Environmental Protection Law 2025.
- f. "FRILIA Toolkits/Guidelines" shall refer to toolkits or guidelines developed by the Jigawa State FRILIA Technical Committee and approved by the Jigawa State FRILIA steering committee as established by the Jigawa State FRILIA Executive Order

Article 3: Application and Scope

1. The provisions contained herein shall apply to:

- a) All natural persons, corporate entities, and consortia seeking to undertake large-scale agricultural investments within the territorial boundaries of Jigawa State;
- b) All transactions involving land use, water rights, or natural resource exploitation for agricultural purposes;
- c) All phases of project development from conception through implementation to decommissioning.

2. Nothing in these Regulations shall be construed as limiting or abrogating any existing rights, obligations, or remedies available under any other enactment.

PART II: APPROVAL MECHANISM

Article 4: General Provisions

The Jigawa State Investment Agency shall serve as the authority responsible for the administration, oversight, and enforcement of these Regulations

Article 5: Approval Conditions

In furtherance of enhancing the efficiency, transparency, and accountability of the State's Investment Approval Process, the **following 8 toolkits**, which incorporate FRILIA principles, shall be mainstreamed into the Investment Approval Process (IAP) established by this Regulation.

i) Stakeholder Engagement: Toolkit/Guideline

Objectives: The Toolkit captures a range of approaches and methodologies to identify and proactively enable the participation of all stakeholders towards empowering them to make an informed decision throughout FRILIA implementation.

ii) Environmental and Social Risk Management Toolkit/Guideline

Objective: The toolkit provides a guide for the investor on implementing the various safeguards for environmental and social sustainability, including the health and safety of its stakeholders.

iii) Land Access, Easement and Involuntary Resettlement Management Toolkit/Guideline

Objective: The toolkit supports the consultative process of physically and/or economically displaced Project Affected Entities (PAEs) and Project Affected Communities (PACs) to help ensure improved livelihoods post-displacement.

iv)Valuation and Compensation Toolkit/Guideline

Objective: Processes to objectively identify, enumerate, and assess replacement values, assign eligibility, and undertake gender-sensitive valuations of immovable assets, loss of access to natural resources, and any other forms of valuable unexhausted improvements within and around a defined project area.

v) Global Memorandum of Understanding Toolkit/Guideline

Objective: The toolkit provides a range of culturally appropriate and user-friendly agreements that are inclusive and explanatory for all the parties involved in a varied range of agreements between stakeholders.

vi)Grievance Redress Mechanism (GRM) Toolkit/Guideline

Objective: The toolkit provides an avenue for stakeholders to understand the concept of grievances, capturing grievances, responding to grievances, monitoring, aggregation of grievances, including the grievance escalation procedure, and exploration of alternative dispute resolution medium or the open court systems

vii) Community Needs Assessment and Development Toolkit/Guideline

Objective – Commitment of investor to Community Social Responsibility (focus on women and youth empowerment, utilization of local content, minority and vulnerable groups, knowledge transfer, and improved community infrastructure)

viii) Out-growers and Food Security Toolkit/Guideline

Objective: The toolkit presents a series of process models that would support the expanded growth of investors and economically empower local communities to participate in large-scale agribusiness development. Additionally, it includes a food security framework for participating communities.

Article 6: Stakeholder Engagement

Stakeholder engagement shall be in accordance with the procedures and processes set out in the approved FRILIA stakeholder engagement toolkit

Guideline

Article 7: Approval Process

Large-scale agricultural investments shall be subject to the following **six-stage Investment Approval Process**, comprising **six (6) procedural steps** as prescribed below. *The 6 stages provide an overarching framework that guides all the toolkits of FRILIA. However, the unpacking of these stages varies from one toolkit to another. Hence, each of the FRILIA toolkits has its own approach embedded within the overall investment project cycle.*

Stage One (1) - Preliminary Application and Due Diligence

1. Prospective investors shall submit to Office of the Executive Governor, or Jigawa State Investment Promotion Agency, in the prescribed form and manner as enlisted on the agency's investors checklist (<http://www.investjigawa.gov.ng/wp-content/uploads/2025/05/CHECKLIST.pdf>)
2. The Jigawa State Investment Promotion Agency shall, within 10 working days of receipt of a complete application:
 - A. Conduct thorough screening and due diligence on the applicant and investment using the Jigawa state investment toolkit, including but not limited to:
 - i. Verification of corporate standing;
 - ii. Assessment of financial viability;
 - iii. Examination of previous investment track record;
 - B. Initiate preliminary community engagement where the proposed project area has been identified.
3. Failure to submit complete documentation as prescribed shall render the application null and void.

The Jigawa State Investment Promotion Agency may invite other identified stakeholders, including but not limited to 10, to participate at this stage. The participating stakeholders shall collaborate and share responsibilities as follows:

Shared Responsibilities:

- Corporate Affairs Commission shall verify the of CAC registration

- FIRS shall verify the Tax clearance

Stage Two (2) - Site Identification and Community Consultation

Upon satisfactory completion of Stage One, the Jigawa State Investment Promotion Agency shall:

- Continue to provide information and resources that the potential investor may need to proceed with the investment. Also coordinates the investor's interaction with other government agencies and helps the investor locate service providers.
- Arrange for site visits within the first month for the investor after notifying local officials and communities of investor interest.
- Notify local government officials, other ward and community stakeholders to engage in internal consultations and then to respond preliminarily whether they might welcome the investment.

The Jigawa State Investment Promotion Agency may invite other identified stakeholders, including but not limited to 5 to participate at this stage. The participating stakeholders shall collaborate and share responsibilities as follows:

Shared Responsibilities:

- Ministry of Land, Housing, Urban Development and Regional Planning shall confirm the size and availability of the proposed location
- Ministry of Agriculture shall provide the technical advice/support for the proposed land
- The Ministry of Environment shall identify and give no objection to the proposed land
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The average timeline for stage 2 is 10 working days.

Stage Three (3): Potential Investor Proceeds or Withdraws

Upon satisfactory completion of Stage two, the Jigawa State Investment Promotion Agency shall:

- Following the investor's reaction to the community's initial response to the potential investment, the investor's assessment of the viability of the investment, and the potential site. If the investor decides to withdraw, the process stops. If the investor wishes to consider a different location within the State, the process reverts to Stage 2. The process also ends if the community decides not to proceed.
- If the potential investor decides to proceed and the community is supportive, the investor should engage further, build relationships with the community, and get them fully involved. The investor and the community (with legal assistance provided by Jigawa State Investment Promotion Agency) should begin to discuss a community engagement plan to guide the ongoing consultations.

The investor is expected to provide a response within 7 working days/ 1 week on whether the firm intends to proceed or withdraw.

The Jigawa State Investment Promotion Agency may invite other identified stakeholders, including but not limited to 5, to participate at this stage. The participating stakeholders shall collaborate and share responsibilities as follows:

Shared Responsibilities:

- The Ministry of Land, Housing, Urban Development, and Regional Planning shall confirm the size and availability of the proposed location
- The Ministry of Agriculture shall provide technical advice/support for the proposed land
- The Ministry of Environment shall identify and give no objection to the proposed land

Stage Four (4): Investor Enters into a Memorandum of Understanding (“MoU”) with and Representatives of the Affected Communities

- A. Jigawa State Investment Promotion Agency does more in-depth due diligence on the investor and shares additional due diligence findings with other stakeholders within the next 7 working days after receipt of the investor’s interest to proceed with the investment.
- B. Consultations with the community continue, and a community engagement plan may be agreed to at this point.
- C. If all parties continue to be supportive of the proposed investment, they attempt to agree on an MoU that covers the framework of the investment, how much land is required, benefits that may accrue to the community, commitments to ongoing consultation, preparation of an ESIA, etc. The MoU does not legally commit any party to a final agreement on the proposed investment.

The Jigawa State Investment Promotion Agency may invite other identified stakeholders, including but not limited to 2, to participate at this stage. The participating stakeholders shall collaborate and share responsibilities as follows:

Shared Responsibilities:

- The Ministry of Land, Housing, Urban Development, and Regional Planning shall draft a list of agreements
- The Ministry of Justice shall review the MoU

The prescribed timeline for stage 4 is 10 working days.

Stage Five (5): Investor Completes and Shares a Feasibility Study, Business Plan, and an Independent Environmental and Social Impact Assessment (ESIA)

- A. The Ministry of Environment and Climate Change makes its determination whether the ESIA is acceptable and notifies the investor within 10 days of receiving it.
- B. If not already completed, a community engagement plan should be finished in this stage.
- C. Land lease discussions can continue (if begun in a previous stage) or begin. Leases should not be finalized and signed until Stage 6.

The Invest Jigawa may invite other identified stakeholders, including but not limited to 1, to participate at this stage. The participating stakeholders shall collaborate and share responsibilities as follows:

The timeline for this stage is subject to the investor's response time or readiness to provide documents. Anticipated timeline - 4 weeks or less.

Shared Responsibilities:

- Ministry of Environment shall review the ESIA document

Stage Six: (6) The parties enter into the Final Agreement

Upon concluding all assessments, the parties shall enter into final binding agreements, which may include:

A. The final agreement is likely to be contained in several individual agreements or could be combined into one document. While the precise requirements will vary, approved investment is likely to include some or all of the following:

1. Land lease agreement
2. Out grower contract(s)
3. Community impact and benefit agreement
4. Community engagement plan
5. Environmental and Social Compliance
6. Monitoring plan
7. Inclusive, accessible, and equitable dispute resolution mechanisms

The InvestJigawa may invite other identified stakeholders, including but not limited to 4, to participate at this stage. The participating stakeholders shall collaborate and share responsibilities as follows:

Shared Responsibilities:

- InvestJigawa shall facilitate the Process
- The Ministry of Land shall provide the lease agreement

Timeline for stage 6 is 2 weeks

Average timeline for a FRILIA investment is approximately 10–12 weeks (about 3 months), subject to the timely submission of required documentation by the investor and regulatory response times.

Article 8: INVESTMENT SCREENING

The InvestJigawa shall conduct investment screening in accordance with the FRILIA investment screening toolkit to assess the potential impacts of investments approved under this Regulation.

The InvestJigawa shall ensure that the investment screening process is transparent and based on a thorough assessment of potential risks and opportunities

Article: 9 Grievance Redress Mechanism (GRM)

GRM shall be in accordance with the FRILIA GRM toolkit to address complaints and grievances related to investments under this Regulation.

The GRM shall:

- Provide accessible channels for stakeholders to submit grievances, as outlined in the FRILIA GRM Toolkit
- Ensure timely and effective response in accordance with the procedures set out in the FRILIA GRM Toolkit
- Investigate grievances and work towards resolving them, using the guidelines provided in the FRILIA GRM Toolkit

Monitor and evaluate the effectiveness of the GRM, using metrics and indicators specified in the FRILIA GRM Toolkit.

All the toolkits can be found in the dedicated section on the Investjigawa website [https://www.investjigawa.gov.ng/js_eodb/]

PART III: FINAL PROVISIONS

Article 10: Offenses and Penalties

Any person who:

- a) Wilfully provides false or misleading information in any application;
- b) Fails to comply with approval conditions;
- c) Undertakes any agricultural investment without proper authorization; shall be guilty of an offense and liable on conviction to:
 - i. Fines as may be prescribed;
 - ii. Suspension or revocation of approval;
 - iii. Restitution for damages caused.

Article 11: Severability

If any provision of this regulation is held invalid, the remaining provisions shall remain in effect.

SCHEDULES

Schedule 1: Prescribed Application Form

Schedule 2: Schedule of Fees and Charges

Schedule 3: Standard Reporting Templates

Schedule 1 – Prescribed application form

Jigawa State Investment Promotion Agency – Large-Scale Agricultural Investment

Application Form

Section A – Applicant Information

- Name of Investor/Company: _____
- Corporate Registration Number: _____
- Country of Incorporation: _____
- Contact Address: _____
- Email: _____ Phone: _____
- Authorized Representative: _____

Section B – Investment Proposal

- Type of Agricultural Investment (crop, livestock, agro-processing, etc.):

- Proposed Location (LGA/Community): _____
- Land Area Required (hectares): _____
- Estimated Investment Value (₦ / USD): _____
- Proposed Duration of Investment (years): _____
- Expected Start Date: _____

Section C – Technical & Financial Capacity

- Audited Financial Statements (attach last 3 years)
- Source of Funding (equity, loans, grants): _____
- Previous Agricultural Projects Undertaken: _____
- Technical Expertise/Staffing Plan: _____

Section D – Environmental & Social Safeguards

- Preliminary Environmental and Social Impact Assessment (ESIA) Scoping Report (attached)
- Anticipated Environmental Impacts: _____
- Anticipated Social Impacts (land, livelihoods, gender, vulnerable groups):

- Proposed Mitigation Measures: _____

Section E – Community Engagement

- Initial Consultations Conducted (Yes/No): _____
- Names of Communities Consulted: _____
- Community Representatives Involved: _____
- Proposed Community Engagement Plan (attach draft)

Section F – Benefit Sharing & Development Commitments

- Proposed Community Benefits (employment, infrastructure, social services):

- Outgrower/Contract Farming Arrangements: _____
- Grievance Redress Mechanism: _____

Section G – Legal & Regulatory Compliance

- Evidence of Tax Compliance (attach)
- Evidence of Corporate Registration (attach CAC certificate)
- Evidence of Environmental Permits (if any)
- Other Relevant Licenses: _____

Section H – Declaration

I/We hereby declare that the information provided in this application is true and correct to the best of our knowledge. We understand that submission of this form does not constitute approval and that further due diligence, consultations, and regulatory processes are required under FRILIA.

- Name of Authorized Signatory: _____
- Position: _____
- Signature: _____
- Date: _____

Schedule II – Schedule of Fees and charges

Statutory Fees:

Fee Category	Purpose / Description and links	Indicative Amount (₦)	Payable To
Registration Fees	Registration of land lease and related agreements https://land.jg.gov.ng/storage/forms/Cv0G9E5GiA1G1fWXCIB780P2Ad5BQUUfLQ3f7clQ.pdf	₦100,000 – ₦250,000 (depending on transaction value)	State Ministry of Lands & Survey
Governor's Consent Fee	Mandatory consent for land transactions under the Land Use Act 1978 https://land.jg.gov.ng/storage/forms/Cv0G9E5GiA1G1fWXCIB780P2Ad5BQUUfLQ3f7clQ.pdf	₦50,000 – ₦150,000 (depending on land size)	State Ministry of Lands & Survey / Governor's Office
Stamp Duties & Legal Fees	Stamping and validation of executed agreements under state and federal tax laws https://land.jg.gov.ng/storage/forms/Cv0G9E5GiA1G1fWXCIB780P2Ad5BQUUfLQ3f7clQ.pdf	1% – 2% of the contract value	Ministry of Justice & FIRS
Ground Rent	Annual rent for state-owned agricultural land; calculated per hectare https://land.jg.gov.ng/storage/forms/Cv0G9E5GiA1G1fWXCIB780P2Ad5BQUUfLQ3f7clQ.pdf	₦1,000 – ₦5,000 per hectare per year	State Ministry of Lands / State Treasury
Survey / Mapping Fees	Cadastral surveys, mapping, land boundary demarcation https://land.jg.gov.ng/storage/forms/Cv0G9E5GiA1G1fWXCIB780P2Ad5BQUUfLQ3f7clQ.pdf	₦20,000 – ₦50,000 (depending on land size)	State Ministry of Lands & Survey
Other Statutory Charges (if any)	Any additional fees prescribed by state regulations or directives https://land.jg.gov.ng/storage/forms/Cv0G9E5GiA1G1fWXCIB780P2Ad5BQUUfLQ3f7clQ.pdf	As applicable	Relevant State Authorities

Schedule III – Standard Operating templates

Applicable reports include:

1. Investment Screening Report
2. Community Consultation Summary Report
3. Monitoring & Compliance Report

1. Investment Screening Report

- Summary of screening findings (investor credibility, financial viability, land suitability, risk summary)
- Outcome recommendation (approve / conditional / reject)

2. Community Consultation Summary Report

- Date/location of consultation
- Stakeholders engaged (community members, vulnerable groups, women, youth)
- Key issues raised and responses by investor
- Minutes/attendance list and feedback mechanism

3. Monitoring & Compliance Report (Annual)

- Project status (progress vs plan)
- Environmental & social compliance (according to ESMP)
- Monitoring committee findings
- Grievance log summary (number, status, resolution)
- Community benefit outcomes (jobs created, out-grower contracts, local supply)
- Deviation/mitigation actions and next year plan

CONTACT OF IMPLEMENTING MDA

Name: Jigawa State Investment Promotion Agency (InvestJigawa)

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Phone numbers: +2348028094113, +2348059500284

Email address: info@investjigawa.gov.ng

Office hours: Monday - Thursday 9am to 5pm, Friday - 9am to 1pm

Website link: <https://www.investjigawa.gov.ng>