

**UMUGEREKA WA IV W'ITEKA RYA
MINISITIRI N° 03/CAB.M/019 RYO
KU WA 15/04/2019 RISHYIRAHU
AMABWIRIZA AJYANYE
N'IMITUNGANYIRIZE Y'IMIJI
N'IMYUBAKIRE**

**ANNEX IV OF MINISTERIAL
ORDER N° 03/CAB.M/019 OF
15/04/2019 DETERMINING URBAN
PLANNING AND BUILDING
REGULATIONS**

**ANNEXE IV À L'ARRÊTÉ
MINISTÉRIEL N° 03/CAB.M/019 DU
15/04/2019 DÉTERMINANT LES
RÈGLEMENTS D'URBANISME ET
DE CONSTRUCTION**

N°	Fault category	Building categories	Entity to be sanctioned	Administrative sanction
1	New Development started without permit, but complying with urban planning and building regulations requirements	Category 2	Defaulter	FRW 300,000 and request for permit; suspension until authorization granted
		Category 3		FRW 1,000,000 and request for permit; suspension until authorization granted
		Category 4		FRW 3,000,000 and request for permit; suspension until authorization granted
		Category 5		FRW 7,000,000 and request for permit; suspension until authorization granted
2	New development started without permit, not complying with urban planning and/or building regulations requirements	All Categories	Defaulter	Removal at cost of defaulter
3	Rehabilitation (with or without structural alteration) development started without permit	Category 2	Defaulter	FRW 300,000 and request for permit; suspension until authorization granted
		Category 3		FRW 1,000,000 and request for permit; suspension until authorization granted
		Category 4		FRW 3,000,000 and request for permit; suspension until authorization granted
		Category 5		FRW 7,000,000 and request for permit, suspension until Permit issued
4	Development without requesting the mandatory foundation inspection	Category 3	Permittee	FRW 300,000 and suspension until payment
		Category 4		FRW 1,000,000 and suspension until payment
		Category 5		FRW 2,000,000 and suspension until payment
5	Occupation without permit	Category 3	Defaulter	FRW 500,000 and request for permit,

				suspension of new activities until permit issued
		Category 4		FRW 2,000,000 and request for permit; suspension until permit issued
		Category 5		FRW 2,500,000 and request for permit; suspension until permit issued
6	Change of building use without permit	Category 2		FRW 50,000 and suspension of new activities until permit issued
		Category 3		FRW 500,000 and suspension of new activities until permit issued,
		Category 4		FRW 2,000,000 and request for permit; suspension of new activities until permit issued
		Category 5		FRW 2,500,000 and request for permit; suspension of new activities until permit issued
7	Demolition without permit	Category 4		FRW 2,000,000 and request for permit; suspension until permit issued
		Category 5		FRW 5,000,000 and request for permit; suspension until permit issued
8	Construction without certified architect and/ or engineer	Category 3	Permittee	FRW 300,000, suspension of building activities until compliance;
9	Construction without contractor and supervisor	Category 4 and 5	Permittee	FRW 5,000,000 and request for permit; suspension until compliance
10	Building activities with expired permit and no request for renewal approved	Category 2	Permittee	FRW 50,000 and request for permit renewal; suspension until authorization granted
10		Category 3		FRW 500,000 and request for permit renewal, suspension until authorization granted

		Category 4		FRW 2,000,000 and request for permit renewal; suspension until authorization granted
		Category 5		FRW 2,500,000 and request for permit renewal; suspension until authorization granted
11	Building permit violating the provisions land use, rural and urban planning documents	All categories	Issuing authority	Removal at the cost of the issuing authority with possible compensation to the permittee after assessment of the case;
12	Construction violating safety and stability of the building	All categories	Defaulter	Immediate Suspension of construction activities, Correction of defects or removal based on building assessment Audit report.
13	Incompliance (deviation) of any approved design of the development with the approved building plans	Category 2	Permittee	FRW 50,000 and immediate correction

		Category 3		500,000 FRW and immediate correction, or request for permit to modify; suspension until compliance
		Category 4		FRW 2,000,000 and immediate correction, or request for permit to modify; suspension until compliance
		Category 5		FRW 2,500,000 and immediate correction, or request for permit to modify; suspension until compliance
14	Incompliance with equipment and facilities related to fire safety	Public use buildings Category 4 and 5		FRW 2,000,000 and obligation to comply
15	Incompliance with security equipment	Public use buildings category 4 and 5		FRW 2,000,000 and obligation to comply
16	Construction of a building without insurances	Category 3		FRW 500,000 and obligation to comply
		Category 4 and 5		FRW 2,000,000 and obligation to comply
17	Building operating without insurances	Category 4 and 5		FRW 2,000,000 and obligation to comply
18	Incompliance with the instructions of inspectors	Category 2	Permittee or defaulter	FRW 50,000 and obligation to comply
		Category 3		FRW 500,000 and obligation to comply
		Category 4		FRW 2,000,000 and obligation to comply
		Category 5		FRW 2,500,000 and obligation to comply
19	Obstruction of inspector on duty	All categories	Permittee or defaulter	FRW 200,000 and obligation to comply
20	Failure to display construction site signage	All categories	Permittee or defaulter	FRW 50,000 and obligation to comply
21	Unauthorized construction activities that interrupt public road usage on roads as categorized by UPC, or which encroach beyond the plot boundary without prior permission	Primary distributor Road	Defaulter	FRW 200,000 and immediate stop and reversal of condition
		Secondary distributor Road		FRW 100,000 and immediate stop and reversal of condition
		Local distributor road		FRW 50,000 and immediate stop and reversal of condition
		Access road		FRW 50,000 and immediate stop and reversal of condition

22	Prohibited activity as defined by UPC in environmentally sensitive areas other than construction of a building		
		Flood plains	100.000 and immediate stop and reversal of condition
		Wetlands	100.000 and immediate stop and reversal of condition
		Steep slopes, ridgelines and hilltops	200.000 and immediate stop and reversal of condition
		Natural open space	50.000 and immediate stop and reversal of condition

Bibonywe kugira ngo bishyirwe ku mugereka w'Iteka rya Minisitiri n°03/CAB.M/019 ryo ku wa 15/04/2019 rishyiraho amabwiriza ajyanye n'imitunganyirize y'imijyi n'imyubakire

Kigali, ku wa 15/04/2019

(sé)

GATETE Claver

Minisitiri w'Ibikorwa Remezo

Bibonywe kandi bishyizweho Ikirango cya Repubulika:

(sé)

BUSINGYE Johnston

Minisitiri w'Ubutabera/Intumwa Nkuru ya Leta

Seen to be annexed to Ministerial Order n° 03/CAB.M/019 of 15/04/2019 determining urban planning and building regulations

Kigali, on 15/04/2019

(sé)

GATETE Claver

Minister of Infrastructure

Seen and sealed with the Seal of the Republic:

(sé)

BUSINGYE Johnston

Minister of Justice/Attorney General

Vu pour être annexé à l'Arrêté Ministériel n° 03/CAB.M/019 du 15/04/2019 déterminant les règlements d'urbanisme et de construction

Kigali, le 15/04/2019

(sé)

GATETE Claver

Ministre des Infrastructures

Vu et scellé du Sceau de la République:

(sé)

BUSINGYE Johnston

Ministre de la Justice/Garde des Sceaux