



REGULATORY ALERT

GHANA PASSES LAND ACT, 2020 (ACT 1036)

The Ghana Employers' Association (GEA) would like to bring to the attention of all members that a new Land Act, 2020 (Act 1036) has been passed. The Act brings innovation to land administration in the country by helping to inform the public about their rights and interests in acquiring and possessing land; by improving the tenure security of interests in land ownership; and by enhancing public accountability in land administration.

The Act consolidates the existing laws on land and highlights key information on related matters such as transfer of interest and rights in land, land recording and registration, title registration, Co-partnership and partition, leases, deeds registration, acquisition of land by the State, vesting, temporary occupation of land, as well as applicable offences.

It also introduces three (3) systems of recording and registering land and interests in land namely; (a) Recording of customary interests and rights by Customary Land Secretariats; (b) Registration of instruments relating to land; and (c) Registration of title, interests and rights in land.

Act 1036 recognizes the numerous land-related disputes and the increasing number of disputes reported in courts and therefore requires that parties involved in a dispute exhaust all procedures under the Alternative Dispute Resolution Act, 2010 ("Act 798") before any action involving land in a registration district can be commenced in Court.

In view of the critical importance of land to the business community and employers, GEA would like members to be aware of Act 1036 and to entreat them to seek the appropriate legal advice on all land transactions going forward.