REPUBLIC OF KENYA **COUNTY GOVERNMENT OF KISUMU**

DEPARTMENT RESPONSIBLE FOR LANDS

PUBLIC PARTICIPATION QUESTIONNAIRE

PROPOSED FORM(S) OF RATING FOR THE KISUMU COUNTY DRAFT VALUATION ROLL, 2026

Issued under Sections 9 and 10 of the National Rating Act, 2024 (No. 15 of 2024) and Gazette Notice No. _____ of _____ 2026

PART I: INFORMATION FOR RESPONDENTS (please read before completing Part II)

1. Purpose of this questionnaire

The County Government of Kisumu intends to adopt a form, or forms, of rating for levying property rates on land and buildings within the County. This questionnaire is one of the ways you can give your views. You may also attend a public participation forum or submit a written memorandum.

2. What is property rating?

Property rates are a tax levied by the County Government on rateable land and buildings within the County. The revenue collected supports the delivery of county services

3. Who is conducting the exercise

The exercise is conducted by the **County Government of Kisumu** through the Office of the County Executive Committee Member for Lands, assisted by the County's appointed valuer, **Dansal & Associates Limited**, a firm of valuers.

4. Proposed forms of rating

The County may adopt any of the following four forms of rating:

(a) Annual Rental Value Rating:	Rates are assessed on the annual rental value of the property — that is, the actual annual rent realisable from it, or the annual equivalent of rents paid for comparable properties, or the rent that would be payable if the property were let in the open market.
(b) Area Rating:	Rates are assessed on the size of the land rather than its value. The County may charge a flat rate per unit of area; a graduated rate

	according to acreage; or a differential flat or graduated rate according to the use to which the land is put or is capable of being put
(c) Unimproved Site Value Rating:	Rates are assessed on the value of the land as if it were vacant, excluding the value of buildings and other improvements. A developed plot and an undeveloped plot of similar land value would pay similar rates.
(d) Site Value Rating in combination with Improvement Rating:	Rates are assessed on the value of the land together with a separate rate on the value of improvements such as buildings and other works. The rates therefore reflect the value of the property as a whole.

5. Areas proposed to be rated

All areas within the County are rateable areas. For the purpose of this questionnaire, the County is grouped into the following rating area categories.

(i) Kisumu City

(ii) (ii) Ahero – Awasi Municipality

(iii) (iii) Katito – Pap Onditi Municipality

(iv) (iv) Maseno – Holo Municipality

(v) (v) Kombewa – Bodi Municipality

(vi) (vi) Muhoroni – Chemelil Municipality

(vii) (vii) Market centres including:

a. Rabuor Market

b. Draja Mbili Market

c. Chulaimbo Market

d. Ombeyi Market

e. Ayweyo Market f. Harambee Market

g. Kusa Market h. Kolweny Market

i. Kong'ou Market

j. Nyakwere Market

k. Sondu Miriu Market

l. Nyabondo Market

m. Obambo Market

n. Miwani Market, among others.

(viii) All agricultural leasehold properties

(ix) Satellite commercial and industrial properties

6. Your personal information

Personal information you provide will be used only for this public participation exercise and will be handled in accordance with the Data Protection Act. Your views will be considered whether or not you give your name.

PART II: QUESTIONNAIRE

Please tick (✓) the appropriate box(es) and write your answers in the spaces provided. Attach additional sheets if necessary.

SECTION A: RESPONDENT INFORMATION

A1. Name *(optional)*

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A2. In what capacity are you responding? *(tick one)*

- ☐ Individual property owner
- ☐ Business / company
- ☐ Professional body
- ☐ National Government / parastatal
- ☐ Other (specify): _____
- ☐ Tenant / occupier
- ☐ Institution (school, faith-based, NGO, etc.)
- ☐ Urban board / town or market committee
- ☐ Elected representative

A3. Name of organisation *(if responding on behalf of an organisation)*

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A4. Gender *(optional)*

☐ Male ☐ Female ☐ Prefer not to say

A5. Age bracket *(optional)*

☐ 18 – 35 years ☐ 36 – 55 years ☐ 56 years and above

A6. Sub-County of residence or business

- ☐ Kisumu Central
- ☐ Kisumu West
- ☐ Nyando
- ☐ Nyakach
- ☐ Outside Kisumu County
- ☐ Kisumu East
- ☐ Seme
- ☐ Muhoroni
- ☐ Kadibo

A7. Ward

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A8. Telephone and / or email *(optional – if you wish to receive feedback)*

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A9. How did you learn about this public participation exercise? *(tick all that apply)*

- ☐ Kenya Gazette
- ☐ Newspaper
- ☐ Television
- ☐ Radio
- ☐ Road show / public address
- ☐ County website / social media
- ☐ Chief / Ward Administrator / baraza
- ☐ Public forum
- ☐ Other (specify): _____

A10. In which language would you prefer to receive county information on rating?

☐ English ☐ Kiswahili ☐ Dholuo ☐ Other: _____

SECTION B: PROPERTY INFORMATION

Complete this section only if your views relate to a specific property. If not, go to Section C.

B1. Does your submission relate to a specific property within Kisumu County?

☐ Yes ☐ No (go to Section C)

B2. Location of the property

Sub-County:

Ward:

Estate / locality / trading centre:

The property is within:

- ☐ Kisumu City
- ☐ A municipality (name): _____
- ☐ A town, market or trading centre
- ☐ A peri-urban or rural area
- ☐ Not sure

B3. Property reference *(where available)*

Title / parcel / plot number:

B4. What is the main use of the property?

- ☐ Residential
- ☐ Commercial / retail
- ☐ Office
- ☐ Industrial / warehouse
- ☐ Mixed use
- ☐ Institutional
- ☐ Agricultural
- ☐ Mineral / quarrying
- ☐ Hospitality (hotel, lodging)
- ☐ Vacant / undeveloped land
- ☐ Other (specify): _____

B5. Is the land developed?

☐ Developed (buildings / works) ☐ Under construction
☐ Vacant

B6. What is your relationship to the property?

☐ Registered owner ☐ Leaseholder
☐ Tenant / occupier ☐ Beneficial owner
☐ Executor / administrator / trustee ☐ Authorised representative / agent
☐ Other (specify): _____

B7. Approximate land size *(if known)*

☐ Below 0.1 acre (below 0.04 ha) ☐ 0.1 – 0.5 acre (0.04 – 0.2 ha)
☐ Above 0.5 – 1 acre (0.2 – 0.4 ha) ☐ Above 1 – 5 acres (0.4 – 2 ha)
☐ Above 5 acres (above 2 ha) ☐ Not known

SECTION C: AWARENESS AND CURRENT EXPERIENCE OF PROPERTY RATES

C1. How familiar are you with property rating and the payment of property rates?

☐ Very familiar ☐ Somewhat familiar ☐ Not familiar

C2. Do you currently pay property rates in Kisumu County?

☐ Yes ☐ No ☐ Not applicable / not sure

C3. If yes, what challenges, if any, have you experienced? *(tick all that apply)*

☐ Unclear how the rates are calculated ☐ Difficulty in making payment
☐ Wrong owner, size or details on the bill ☐ No challenges
☐ Other (specify below)

.....

C4. Do you understand what a valuation roll is?

☐ Yes ☐ No ☐ Not sure

C5. Is your property in the County's existing valuation roll?

☐ Yes ☐ No ☐ Not sure ☐ Not applicable

C6. Has the information in Part I helped you understand the proposed forms of rating and the rating process?

☐ Yes, fully ☐ Partly ☐ No

What further information or clarification would you need?

SECTION D: VIEWS ON THE PROPOSED FORMS OF RATING

Please refer to the descriptions of the four forms of rating in Part I, item 6.

D1. Which form of rating do you consider most suitable for the area in which your property, or area of interest, is located? *(tick one)*

- ☐ Annual Rental Value Rating
- ☐ Area Rating
- ☐ Unimproved Site Value Rating
- ☐ Site Value Rating in combination with Improvement Rating
- ☐ Not sure

D2. Please explain why you prefer this form of rating.

D3. Which form of rating do you consider most suitable for each category of rating area?
(tick one per row; only one form may apply in any one area – s. 9(3))

Rating area	Annual Rental Value	Area Rating	Unimproved Site Value	Site Value + Improvement	Not sure
1. Kisumu City	☐	☐	☐	☐	☐
2. Municipalities within the County	☐	☐	☐	☐	☐
3. Towns, markets and trading centres	☐	☐	☐	☐	☐
4. Satellite properties	☐	☐	☐	☐	☐
5. Large-scale agricultural land held on leasehold	☐	☐	☐	☐	☐

D4. Should the County apply different forms of rating to different rating areas?

☐ Yes ☐ No ☐ Not sure

Please explain your answer:

SECTION F: DECLARATION

I confirm that the information given in this questionnaire is true to the best of my knowledge, and I consent to its use by the County Government of Kisumu for the purposes of this public participation exercise in accordance with the Data Protection Act (Cap. 411C).

Signature: _____ Date: _____

Thank you for taking part. Please return this questionnaire by _____ 2026 through any of the channels listed in Part I, item 8.

FOR OFFICIAL USE ONLY	
Reference No.	
Mode of receipt	☐ Forum ☐ Sub-County office ☐ Municipal office ☐ County HQ ☐ Email ☐ Website
Forum / venue (if applicable)	
Received by (name & signature)	
Date received	