JAMHURI YA KENYA

SIRIKAND LOCH GWENG' MAR KISUMU



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Buk Moting'o Nengo Mar Lowo Gi Udi

Ranyisi Mar Golo Paro ne Weg Mwandu, Jodak, kod Jomamoko Mochopo

Oikgi kaluwore gi Chik mar Kenya (Constitution of Kenya, 2010) kod National Rating Act, 2024

MWANDU MARI. OSURU MARI. DWONDI BENDE.





Awiye Awiye: Gikma onego ingë

1. **Sirkal mar Kaunti ma Kisumu loso buk manyien motingo mwandu mag lope gi udi.** En buk makende makonyo weche osuru mag lowo gi udi.
2. **Bugni ok en kalatas mar lowo (title deed).** Ok omi kata oma ng'ato lope.
3. **Nengo lowo opogore gi osuru mar lowo.** Jomagoyo kwano mar nengo lowo gin Valuers; Sirkand Kaunti ema keto osuru mag lowo (Rates).
4. **Ok mwandu duto chulo osuru.** Nitie lope ma chik ong'wonegi, kaluwore gi kaka itiyo kodgi.
5. **In gi ratiro mar golo pachi.** Inyalo dhi e chokruok mag oganda, ipenj penjo, kendo igol pachi kuom ndiko mokwongo (draft roll).
6. **Chenro mar ikruok mar 'Draft Valuation Roll 2027'** biro chakore **30th October 2026 – 30th June 2027.**
7. **Kaw okang' chon kendo kan ndiko duto.** Kwedo mabiro molewo inyalo tam. Kan oboke mag gik moko duto ma ichiwo kod riside duto.

Bugni lero gi Luo mayot ni buk mar nengo mwandu en ang'o, kaka iike, kaka nyalo mulo ngimani, kod gima inyalo timo ka ok iyie gi gimoro mondiki kuom mwandu mari. En mar chiwo weche ok en andika mar chik. Kama nitie pogruok e kind bugni gi chik, to chik ema iluwo.

1. Ang'o Momiyo Sirkal Mar Kaunti Ma Kisumo Loso Buk Manyien Mar Nengo Lope Gi Udi?

Mondo okony Kisumu County e solo pesane **owuon** (Own Source Revenue) koluore gi Katiba ma Kenya 2010 gi Chik miluongoni National Rating Act 2024. Chik mar National Rating Act 2024 wachoni sirkal mar Kaunti nyaka los buk manyien mar nengo lope gi udi bang higni abich ka higni abich. Piny Owacho (County Assembly) nyalo choro ndalo mabugno itiyogo to kik kal higni ariyo. Buk manyien mar nengo lope gi udi ma Kisumu County biro **tenore** e wechegi:

- miyo mise manyien, maler kendo makare mar kwano osuru
- ndiko mwandu ma oseger, mopog, moriw, kata ma tije olokore chakre buk machon
- loso weche mag weg mwandu kod nonro mag mwandu makindegi nosekalo
- konyo Kaunti chano kod chiwo tije maber gi dongruok mar yudo omenda eyorgi kigin.

2. Osuru Mar Mwandu Lowo Gi Udi (Property Rates) En Ang'o?

Osuru mar mwandugo en chudo ma Kaunti keto ne mwandugo ma chulo osuru e aluora mare. En osuru ma gyoko ka giko malo kod Kaunti mondo okonyo chiwo matiyo, nyise, gi konyo yudo. Nengo mar lowo gi udi e nyaka nyongeso kaachiel bende kaachiel, kendo chudo mar osuru en timo ni ir kendo gima oyieng'ore e nyinge ni:

1. yo mar kwano osuru ma Kaunti oketo ne aluora mari;
2. nengo kata nonro mamoko mag mwandu mari mondiki e buk mar nengo;
3. atamalo mar osuru ma Kaunti keto ne hik omenda.

Kik pogo osuru mar lowo gi udi kod chudo mamoko tami

- Osuru mar dhano (land rent) – cholo gi rupinyi mar dhano ma Kaunti.
- Osuru mar yuda (service charges) – ka yudo mobet e Kaunti.
- Osuru mar ng'ono gi gikno (water, electricity, garbage charges) – ka useche e chiwo.
- Osuru mar idwaro kod kakelo (development and approval fees) – ka tatmo kang'eyo, idwaro, to kamano ma gima e mwandu mari.

3. Ang'o Momiyo Osuru Ber ne In?

Ber	Tiende nang'o ne jodak
Pesa mar tije	Osuru konyo chulo yore, taya, lokro mag pi, chirni, golo yugi kod tije mamoko mag Kaunti.
Keto jii marom	Buk achiel manyien nyisoni mwandu machalre ineno e yo machalre, ok kaluwore gi weche mochuog kata machon.
Ndiko makare	Ute manyien, lowo mopog kod lokruok mar tiyo indiko, mondo ji duto ochiw pokgi makare.
Choko maber	Buk mondik maber golo gama, mondo ting' kik dong'ne weg mwandu matin kende.
Ikruok kod chano maler	Weche makare mag mwandu konyo Kaunti chano tije kendo goyo kwano mar pesa mabiro ayanga.

4. Buk mar Nengo Mwandu Lowo Gi Udi (Valuation Roll) En Ang'o?

Buk mar nengo mwandu en ndiko mar serikal mar mwandu lowo gi udi duto ma chulo osuru e aluora moro, kaachiel gi weche ma Kaunti dwaro mar kwano osuru. En e mise mar chenro duto mag solo osuru.

Penjo	Gima buk ndiko
Mwandu en mane?	Namba mar puodho (parcel/plot number) kod nonro mare
En kanye?	Kama mwandu lowo gi udi nitie
Duong'e romo nade?	Lach mar lowo
En mar ng'ano?	Wuon mwandu ma chulo osuru (rateable owner)
Nengone en adi?	Nengo kata bei mar lopno osuru kaluwore gi yo moyier

Wach Maduong'

Buk mar nengo mwandu iloso ne osuru kende. Ok en kalatas mar lowo (title deed), ok onyis, ok olos, kendo ok ong'ad ng'ato oko mar lope. Ywaruok mag ng'ama wuon lowo iloso e ofis mar lowo (land registry), ok kokalo e buk mar nengo mwandu.

5. Ng'ano Ma Iko Bugni?

Buk mar nengo mwandu gi nyingine maber ma ok nyalo chulo osuru tich ma Kaunti ya Kisumu omiyo maber kendo chikegi, kaachiel gi jaketo nengo mondikre gi sirkal (registered professional valuers), mondo nyiso kimoko, kaachiel gi wonge ni Kaunti kendo ka piny ng'ato kama nyaka chulo osuru.

Jaketo ma Iko Bugni ni:

- jaketo nengo mondikre gi sirkal (registered valuers)
- jogor maps (GIS) kod jo-pimo lowo (surveyors)
- jotich mag ofis mar lowo, mar chano (planning) kod weche mag tij lowo
- jo-non chiro (market researchers) kod jo-non weche (data analysts)
- jo-puonj mag chik (legal advisers)
- jotich mag tudruok gi oganda kod mag nono ber mar tich (quality assurance).

Limbe e mwandu lowo gi Udi (field visits)

Jotich ma Kaunti nyalo limbe e mwandu lowo gi udi ni ndalo kawacho. Duto jotich notimo nonro mar ofisi (official ID). Kaunti ok okone pesa mar osuru kendo jotich ok owinjo pesa e ndalo.

6. Alwora Mage kod Mwandu Mage Ma Omul?

Osuru ma ichulo higa ka higa moloyo ka gima mar Kaunti ya Kisumu kendo ne okelo manyien mar ichulo ma kateka maber kod ma gima duto kod machiegni gi omiyo.

Gima mar Kaunti (Municipalities)

- Kisumu City
- Ahero – Awasi Municipality
- Katito – Pap Onditi Municipality
- Maseno – Holo Municipality
- Kombewa – Bodi Municipality
- Muhoroni – Chemelil Municipality

Chal Mar Jodak (Markets)

- Rabuor Market
- Draja Mbili Market
- Chulaimbo Market
- Ombeyi Market
- Ayweyo Market
- Harambee Market
- Kusa Market
- Kolweny Market
- Kong'ou Market
- Nyakwere Market
- Sondu Miriu Market
- Nyabondo Market
- Obambo Market
- Miwani Market
- among others.

Niyo ng'at ma oko:

- Mwandu tee mag pur manie leasehold.
- Mwandu man oko (satellite) mag ohala kod kembni.

Kumbuka:
Ka mwandu oting'o e Kaunti ya Kisumu neno ok osuru kendo. Ne okelo chieng' hukum, gima maro, kod miromo ma kutimo osuru (exemptions).

7. Osuru Ibiro Kwan Nade?

Kaunti ya Kisumu neno osuru ma ichulo higa ka higa nikech **mabiro** ma gima mar iyo niya manie ma an. Ibiro kod ja ochung' kuom ang'o kama nola:

Kit chud	Ochung' kuom ang'o	E weche mayot
Nengo mar kodesa ma ichulo higa ka higa	Nete chin ma nengo ma ichulo man yiero e duto mwaka.	Osuru ma owadni (tenant) ma mwaka mane.
Chudo kaluwore gi rom mar lowo	Nete chin ma chudo ma lowo.	Osuru maromre kaluwore gi duong mar lowo.
Nengo lowo mapok oger	Nete chin ma nengo ma jimor ma lowo ma ok oger.	Osuru ewi nengo mar lowo ma ok oger.
Nengo lowo kod nengo gedo manie lowo	Nete chin ma nengo ma jimor ma lowo manie nengo ma gedo ma ok oger.	Osuru ewi lowo kod ute duto ikwano.

Ranyisi mayot:
Osuru ma ichulo = Nengo e buk × Kar osuru ma Kaunti oketo
Nyingiiyo: Ksh 2,000,000 × 0.5% = Ksh 10,000

Kabel en bende, neno ka okelo ranyisi e wi nengo (draft roll), ranyisi nikech ma nengo kod nying'ni ma ichulo, to ok ma kar osuru (porcentage rate).

8. Lope Mage Ma Ong'wonnegi e Chulo Osuru?

Ichulo mane ok en ng'ato e chulo osuru, kata ka ne e Kaunti ya Kisumu, ni:

- Nyim mag jo-Nyase (places of public worship)
- Lwek mar jo ma luoro kod ma nyim gi kigo (cemeteries and burial grounds)
- Eruoknegi mar kaunti ma ng'ato (public health facilities)
- Chalo mar abiro lama kod bibliotek (public schools and libraries)
- Nyim mang'eny (water works)
- Nyim mar kaadwa kod kaachiel (utility wayleaves)
- Nyim mar kobwa gi piny kodi (museums and national monuments)
- Nyim mar nyimbero (public playgrounds)

Ket Wang'i?

Tafadhali nying' i ma lope mag ng'ato en ng'atone e chulo osuru ka lowo oyie otend e wang' mar kama (profit) to ka ne ok inyalo e piny (residential occupation). Nono ning' i en okelo chiemo ne okelo chieng' ma lowo osech, kata ne un modho owacho ogi mana.



9. Chakruok Nyaka Giko: Kaka iiko Buk

	Okang'	Gima timore	Tiji
1	**Pango kod chako tich**	Kaunti kod valuers notimo ne timoderi mar kaka, gima timore, kod jogo ma nigotimo.	Rit ote mag oganda.
2	**Nono chike kod ndiko**	Nonyo yie, buk manyaka, kod rekod mar Kaunti.	–
3	**Choko weche kod limbe ne mwandu**	Chokore weche mar landa, survey, planning kod maonge kaka, ne data mar nyaka e wi bedni.	Yiene jotich moyiedh donjo; chiw weche mar adier.
4	**Goro maps (GIS)**	Kaka miwang'ne oganda, wordtie e maps mar digital (GIS).	–
5	**Nono chiro kod keto nengo**	Nonyo chiro mar dhoki odie ne tiyo gima mar pesa (valuation).	Chiw weche mowinjore ka openji.
6	**Buk mokwongo (draft roll)**	Valuer nochiero buk mokwongo kendo noteno maps kendo raporo e Kaunti; Chief Government Valuer nonyalo kendo otedo kare 30 nyaka.	–
7	**Golo paro mar oganda kuom buk mokwongo**	Kaunti nomedo golo paro mar oganda kendo nere yie chunyore buk mokwongo.	Dhi e chokruoge, ne weche mag mwandu mari, penj penjo, chiw pachi.
8	**Yie mar Od Bura mar Kaunti**	Od Bura mar Kaunti nonyiso kendo inyalo winjo kaka kata nondiko kare 60 nyaka; kak onyisore, oketie chiw winjo.	Luw gima timore e Od Bura; inyalo nyiso MCA mari pachi.
9	**Olo ote ne oganda (notice)**	Kare 21 nyaka mocha nyiso, Kaunti nochiero olo e Kenya Gazette, kiwacho wacho dwogo, noticeboards mar ot, kendo e jong ma ka ok nyiso.	Rit ote. Ndalo 45 mari chakore ka.
10	**Nono buk kod kwedo**	Buk nochul mondo bichach ni, kare 45 nyaka, kendo kwed nonenore kendo oteno e ndalo mane.	Ne buk kendo kwed ka ok iyie (ne **Sula 10**).
11	**Winjo kwedo**	Kaunti Valuation Board nopenjo kwedo; appeal nochier e National Rating Tribunal.	Bed kiwinjo ywak mari; nyis ranyisi mari.
12	**Keto seyi e buk kod oro bill**	Buk ma kikeno notimo, rate nondiko, kendo bill nochiero.	Chul kapok tarik ochopo kata dhi nyime gi kwedo kata chiwo ywak mari.
13	**Jiwo buk**	Supplementary rolls noyero osuuru manyien, chudo mich, kendo chudo kaka mane ochul gi.	Nyis Kaunti lokruok moro amora e mwandu mari.

Buk manyien chako tiyo karang'o?

Iko buk ok tiende ni osuru manyien ichulo sano sano. Osuru ichulo mana ne higa mar pesa ma oketie, bang' ka buk osekalo e yie kod olo ote, kendo bang' ka Kaunti oseoro ote ma nyiso pesa ma ichulo kod tarik mar chudo.

10. Kaka Inyalo Kawo Okang’

Eno	Neno
Chokruoge mag oganda	Yuor chokruoge mag ward / sub-county mondiki e mesa mar tarige moyiedhi. Penj penjo kendo chiw pachi.
Paro mondiki	Or paro mari mondiki ne Kaunti kuom buk mokwongo kata yo mar kwano osuru.
Nono buk	Ne weche mag mwanduni kama inone buk kata e mbui e kinde mar nono buk.
Kwedo mar chik	Chiw Fom 3 kaachiel gi chudo kapok okalo ndalo 45 bang’ olo ote.
MCA mari	Nyis MCA mari ywakni kapok Od Bura onono buk.
Riwruok mag jodak kod mag jo-tich	Ti gi riwruok mag jodak, mag ohala kod mag jo-tich.

12. Tarige Moyiedh, Alap moyang kod Lai mag Tudruok

Golo Paro Mar Oganda	Alap	Tarik	Sai
Bunge mar Kaunti mar Kisumu	Prinias Hotel	Tarik 18, Dwe mar Apar gachiel, 2026	Saa Adek Okinyi
Bod mag Rito Mier Madongo kod Kamati mag Chiro mag Mier	Mama Grace	Tarik 19, Dwe mar Apar gachiel, 2026	Saa Adek Okinyi
Migepe mag Jo-Rieko, Migawo mag Biashara, Jo-Miyudo mag Parastatal Madongo kod Jo-Miyudo mag Sirikal mar Piny	Sunset Hotel	Tarik 20, Dwe mar Apar gachiel, 2026	Saa Adek Okinyi
Nyakach Subcounty	Katito Elders Social Hall	Tich Ang’wen Tarik 26 November 2026	Saa Adek Okinyi
Muhoroni Subcounty	Muhoroni Chiefs Camp	Tich Abich Tarik 27 November 2026	Saa Adek Okinyi
Nyando Subcounty	Ahero Multi Purpose Hall	Wuok Tich Tarik 20 November 2026	Saa Adek Okinyi
Kadibo Subcounty	Rabuor DCC	Tich Ariyo Tarik 1 December 2026	Saa Adek Okinyi
Seme Subcounty	Kombewa CDF Hall	Tich Adek Tarik 2 December 2026	Saa Adek Okinyi
Kisumu West Subcounty	Kisian Chiefs Camp	Tich Ang’wen Tarik 3 December 2026	Saa Adek Okinyi
Kisumu East Subcounty	Kosawo Hall, Manyatta	Tich Abich Tarik 4 December 2026	Saa Adek Okinyi
Kisumu Central Subcounty	Mama Grace Social Hall	Wuok Tich Tarik 7 December 2026	Saa Adek Okinyi

Kidieny

Chokruoge mag golo paro mag oganda (tarik kod alap)	Thursday 18th November - Monday 7th December 2026
Tarik mar olo ote mar buk mar nengo mwandu	30th October 2026
Mbui mar County / Nonro e ong’we yamo	https://www.kisumu.go.ke
Mbui (Email) mar oro paro mondiki	info@kisumu.go.ke

13. Mogik

Buk mar nengo mar lowo gi udi manyien kaachiel mag Kaunti ng’eyo duto kuom nyaka kendo Wachomo mar gik moko, mar nyasaye gi mar nyalo nobed mamoko. Kaunti ochiko neno ni igolo mar paro ne weg Mwandu, jodak, kod mamoko mochopu kaka kendo maduong’ gi golo kaachiel wende. Kaunti odok gi kwere ma nyaka mana: nying ruokho kuom mesa mar tathmini, kuome gi giwachio ni e kinde, nono buk, kendo timore gi tiyo iye nobiro nyaka mamit ma timo.

Chike ma otigo

- Constitution of Kenya, 2010 - Article 209(3)(a)
- National Rating Act, 2024 - Sula 5, 9-13, 15-19, 30-35, 36-37, 38, 39-42, 55; Third Schedule, Form 3.

Ka nitie pogruok e kind loko mar Dholuo ni kod buk mar Dho-Ingreza, to buk mar Dho-Ingreza ema iluwo.