

REPUBLIC OF RWANDA



COUNCIL FOR THE REGULATION OF THE REAL PROPERTY VALUATION IN RWANDA

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VALUATION FEE STRUCTURE 2026

Foreword

The Council for the Regulation of the Real Property Valuation Profession in Rwanda was established by Law No. 17/2010 of 12/05/2010 governing the real property valuation profession in Rwanda. The Council is responsible for approving regulations, guidelines, and standards; registering and removing certified valuers; monitoring professional conduct and practice; and advising the Government on the functioning of the Institute of Real Property Valuers (IRPV).

In accordance with Article 17 (5°) of the Law, the Council is mandated to determine real property valuation charges.

This Fee Structure is therefore issued to regulate professional remuneration for valuation services and to ensure that valuers allocate adequate time and professional attention for the delivery of high-quality services.

Definitions of terms:

Fee Structure: A document guiding negotiations and payments related to valuation services.

Registered Office: The district or the City of Kigali where the valuer's office is officially registered.

Surroundings: Districts bordering the valuer's registered office.

Other Places: Locations outside both the registered office district and its surrounding districts.

Special Property: Properties requiring advanced technical or specialised valuation expertise, including but not limited to: mines and quarries, fuel stations and storage facilities, plant and machinery, fibre optic lines, power transmission lines, water supply systems, and similar infrastructure.

Special Services: Technical services provided by other professionals to support a valuation assignment, such as quantity surveying, land surveying, engineering, geology, etc. These services are paid separately according to the respective professional fee scales.

Institute (IRPV): Institute of Real Property Valuers.

Council: Council regulating the real property valuation profession in Rwanda.

1. Residential Property			
Property Type	Class	Minimum Fee (RWF, Tax Incl.)	Unit Rate (if applicable)
Single-family residence	Non-storied	90,000	—
Single-family residence	G+1	200,000	—
Additional floor	Each extra floor	50,000	—
Multi-family residential property			
Category	Minimum Fee	Unit Fee	
G+1	300,000	1,000 RWF/sqm Built Up Area	
G+2	500,000	1,000 RWF/sqm Built Up Area	
Above G+2	-	1,000 RWF/sqm Built Up Area	
Condominium			
Single-family unit	1 Floor	90,000	
Single-family unit	2 Floors	200,000	
Additional floor	Each extra floor	50,000	
2. Commercial Property			
Property Type	Class	Minimum Fee (RWF)	Unit Rate
Single commercial building	Non-storied	150,000	—
Commercial building	G+1	200,000	1,000 RWF/sqm
Additional floor	Each extra floor	100,000	1,000 RWF/sqm
Motel / Guest House / Lodge / Restaurant	Non-storied	200,000	1,000 RWF/sqm
Motel / Guest House / Lodge / Restaurant	Storied	300,000	1,000 RWF/sqm
Condominium (commercial)			
Single unit	1 Floor	100,000	
Condominium unit	2 Floors	200,000	
Additional floor	Each extra floor	100,000	
Hotels			
Category	Minimum Fee	Unit Rate	
1 Star	1,000,000	1,000 RWF/sqm Built Up Area	
2 Star	2,000,000	1,000 RWF/sqm Built Up Area	

3 Star	4,000,000	1,000 RWF/sqm Built Up Area	
4 Star	5,000,000	1,000 RWF/sqm Built Up Area	
5 Star	8,000,000	1,000 RWF/sqm Built Up Area	
3. Industrial Property			
Property Type	Class	Minimum Fee	Unit Rate
Factory/Warehouse	Light manufacturing factory	500,000	1,000 RWF/sqm Built Up Area
Factory/Warehouse	Medium manufacturing factory	1,000,000	1,000 RWF/sqm Built Up Area
Factory/Warehouse	Heavy manufacturing factory	4,000,000	1,000 RWF/sqm Built Up Area
Coffee Washing Station	Low-Medium	300,000	1,000 RWF/sqm Built Up Area
Coffee Washing Station	High-scale	500,000	1,000 RWF/sqm Built Up Area
4. Land			
Property Type	Size	Minimum Fee	Unit Rate
Bare/Vacant Land	< 1 Ha	70,000	—
Bare/Vacant Land	≥ 1 Ha	100,000	7 RWF/sqm
Agricultural/Farm/Forest Land	< 1 Ha	70,000	—
Agricultural/Farm/Forest Land	≥ 1 Ha	100,000	7 RWF/sqm
5. Special Properties			
Property Type	Minimum Fee	Unit Rate	
Schools (Nursery/Primary/Secondary)	—	1,000 RWF/sqm	
Universities & Colleges	—	1,000 RWF/sqm	
Religious/Social Facilities	—	1,000 RWF/sqm	
Mines & Quarries	300 RWF/sqm	—	
Petrol/Fuel Stations	500,000	1,000,000	
Plant & Machinery	0.5%–1% of Market Value	—	
Motor Vehicles – Private	60,000	—	
Motor Vehicles – Bus/Truck	100,000	—	

Motorcycles	50,000	—	
Other Special Facilities	0.5%–1% of Market Value	—	

6. Movable Assets

Asset Type	Fee per Asset (RWF)		
Furniture & Fittings	1,500		
IT Equipment & Electronics	3,500		
Household Appliances & Equipment	5,000		

7. Expropriation, Insurance, Dispute Resolution & Other Purposes

Item	Rate		
Land only	200 RWF/sqm		
Land with crops & trees	250 RWF/sqm		
Crops & trees only	200 RWF/sqm		
Scattered trees/plantations	500 RWF per tree		
Buildings	1,000 RWF/sqm		
Other improvements	500 RWF/sqm		
Counter-valuation reports	500,000		

NOTES:

- This Fee Structure is prepared by the Institute of Real Property Valuers (IRPV) and approved by the Council for the Regulation of the Real Property Valuation Profession in Rwanda.
- All rates are **tax inclusive** and expressed in **Rwandan Francs (RWF)**.
- Foreign currency payments must be converted from the RWF equivalent.
- The structure applies nationwide from the date of approval.
- Specialised supporting services are paid separately according to the respective professional bodies.
- For mixed-use properties, fees are based on the **dominant use**.
- Each valuer shall conduct **one pro bono valuation per year** for an indigent person with certified proof of vulnerability.
- The structure applies to both **public and private sector assignments**.

Date: 28/01/2026

NISHIMWE Marie Grace

Chairperson of the Council for the Regulation of the real property valuation profession in Rwanda

