



**COUNTY GOVERNMENT OF MANDERA**

**PUBLIC PARTICIPATION REPORT**

**PUBLIC PARTICIPATION REPORT ON THE MANDERA COUNTY  
RATING BILL, 2025**

**DECEMBER, 2026**

**Department of Lands and Urban Development  
Mandera County Government  
County Treasury  
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MANDERA, KENYA**

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## **1.0 INTRODUCTION**

Public participation is a constitutional requirement and fundamental pillar of democratic governance and accountable public financial management under Kenya’s devolved system of government. In line with these principles, the County Government of Mandera conducted a countywide public participation exercise on the Mandera County Rating Bill, 2025.

The Bill seeks to establish a comprehensive legal framework for the imposition, administration, valuation, and collection of property rates on land and buildings within Mandera County. The proposed legislation aims to strengthen own-source revenue while ensuring fairness, transparency, and equity in land rating, consistent with the objectives outlined in the Bill.

Recognizing that property rates directly affect landowners, businesses, institutions, and residents, the County Government facilitated inclusive engagement forums to collect citizen views before enactment of the law. The exercise provided stakeholders an opportunity to review key provisions of the Bill and propose improvements to enhance acceptability and implementation.

## **1.1 LEGAL BASIS FOR PUBLIC PARTICIPATION**

The public participation exercise was conducted pursuant to the following legal and policy frameworks:

- ❖ Article 10 of the Constitution of Kenya, 2010 on National Values and Principles of Governance including public participation, transparency, and accountability.
- ❖ Article 201(a) on openness and accountability in public finance.
- ❖ Article 232(1)(d) on involvement of citizens in policy-making.
- ❖ Sections 87 and 115 of the County Governments Act, 2012 providing for citizen participation in county planning and legislation.
- ❖ Public Finance Management Act, 2012 requiring public involvement in financial decision-making.
- ❖ Valuation for Rating Act (Cap. 266) and Rating Act (Cap. 267) guiding property rating frameworks applicable to counties

## **1.2 OBJECTIVES OF PUBLIC PARTICIPATION**

The main objectives included:

- ❖ Sensitize stakeholders on provisions of the Mandera County Rating Bill, 2025;
- ❖ Collect public views and recommendations on property rating systems;
- ❖ Promote transparency in county revenue legislation;
- ❖ Improve the Bill through incorporation of stakeholder feedback;
- ❖ Promote public ownership and acceptance of county rating policies.

## **2.0 METHODOLOGY**

The County Government adopted multiple engagement approaches:

- ❖ Public barazas conducted across sub-counties;
- ❖ Stakeholder forums with landowners, business operators, and community leaders;
- ❖ Consultations with professionals, valuation officers, and urban stakeholders;
- ❖ Public notices inviting written submissions;
- ❖ Acceptance of memoranda via email and physical submission;
- ❖ Interactive question-and-answer sessions.

## **2.1 COVERAGE AREA**

Public participation forums were conducted at the sub-county level covering:

- a. Mandera East
- b. Mandera West
- c. Mandera North
- d. Mandera South
- e. Banissa
- f. Lafey

Stakeholders engaged included landowners and tenants, traders, landlords, community elders, professionals, youth representatives, women groups, and religious institutions.

## **3.0 SUMMARY OF PUBLIC VIEWS**

### **3.1 General Views**

Participants generally supported the Bill subject to:

- ❖ Fair and equitable property valuation;
- ❖ Affordable and transparent rating systems;
- ❖ Clear communication on how rates are calculated;
- ❖ Visible service delivery linked to rates collection;
- ❖ Protection of vulnerable property owners.

Stakeholders emphasized that payment of property rates should directly translate into improved infrastructure and municipal services.

## **3.2 PUBLIC CONCERNS AND INPUTS BY SUB-COUNTY**

### **3.2.1 Mandera East Sub-County**

- ❖ Residents requested transparent valuation criteria and public access to valuation rolls.
- ❖ Requested clear differentiation between commercial ranching and subsistence farming.
- ❖ Suggested phased implementation for urban properties.
- ❖ Requested awareness before adoption of annual rental value rating.
- ❖ Requested clarity on valuation methods and rate calculations.
- ❖ Supported digital payment systems.
- ❖ Strong support for remission provisions.

### **3.2.2 Mandera West Sub-County**

- ❖ County should issue simplified notices explaining payable rates.
- ❖ Concerns raised on affordability of property rates.
- ❖ Requested phased implementation of new rates.
- ❖ Proposed exemptions for low-income households.

### **3.2.3 Mandera North Sub-County**

- ❖ Participants supported exemption of freehold agricultural land.
- ❖ Requested clear differentiation between commercial ranching and subsistence farming.

- ❖ Proposed reduced rates for pastoral livelihood areas.
- ❖ Concern over inaccurate property valuation.
- ❖ Supported establishment of a professional valuation directorate.

### 3.2.4 Mandera South Sub-County

- ❖ Participants requested warning notices before penalties.
- ❖ Concern raised about auction of property as a last resort.
- ❖ Emphasized fairness between rural and urban properties.
- ❖ Suggested dispute resolution mechanisms before enforcement action.
- ❖ Requested stakeholder consultation during valuation reviews.

### 3.2.5 Banissa Sub-County

- ❖ Requested automatic consideration for elderly persons and low-income households.
- ❖ Suggested increasing discount incentives for early payment.
- ❖ Residents requested consideration of undeveloped land.
- ❖ Concern about ability to pay during drought periods.
- ❖ Proposed relief measures and waivers

### 3.2.6 Lafey Sub-County

- ❖ Concern over impact on small property owners and traders.
- ❖ Emphasized fairness between rural and urban properties.
- ❖ Proposed use of chiefs and County administration officers for awareness.
- ❖ Requested physical notice boards in trading centres.

## 3.3 SPECIFIC FEEDBACK ON BILL PROVISIONS

Clause / Provision	Subject Matter	Public Input / Views	Key Concern Raised	Recommendation / Proposed Action
Clause 4	Imposition of Rates	Need for clarity on properties subject to rating.	Fear of unfair inclusion of properties.	Provide clear classification and public awareness guidelines.
Clause 5	Valuation of Property	Request for transparent valuation criteria.	Risk of inconsistent property valuation.	Publish valuation methodology and allow stakeholder review.

Clause 7	Valuation Roll	Stakeholders requested access to valuation rolls.	Lack of transparency in assessed values.	Make valuation roll publicly accessible.
Clause 9	Payment of Rates	Residents requested flexible payment options.	Financial strain from lump-sum payments.	Introduce installment payment arrangements.
Clause 12	Exemptions & Remissions	Strong support for exemptions for vulnerable groups.	Protection of low-income households.	Establish clear waiver and remission criteria.
Clause 14	Enforcement Measures	Concerns about penalties and property enforcement actions.	Fear of punitive enforcement.	Adopt graduated enforcement and notice mechanisms.

**4.0 KEY EMERGING ISSUES ACROSS THE COUNTY**

- ❖ Need for transparency in valuation and rates setting.
- ❖ Demand for equitable distribution of rates.
- ❖ Public awareness gaps on rating systems
- ❖ Preference for digital payment systems (Clause 17).
- ❖ Protection of vulnerable populations through remission mechanisms.
- ❖ Linkage between rates payment and service delivery improvements.

**5.0 CHALLENGES ENCOUNTERED**

- ❖ Misconception that the Bill introduces new taxes rather than structured rating.
- ❖ Limited public understanding of property rating concepts.
- ❖ Logistical challenges reaching remote settlements.
- ❖ Concerns about valuation accuracy.
- ❖ Concerns about affordability during economic hardship.

**6.0 RECOMMENDATIONS**

The County Government should:

- ❖ Conduct continuous civic education on property rating.
- ❖ undertake regular review of valuation and rating framework to ensure fairness.
- ❖ Ensure equitable rate setting considering local economic conditions.
- ❖ Strengthen transparency on use of collected revenue.
- ❖ Adopt digital payment platforms for rates collection.
- ❖ Operationalize remission and waiver frameworks for vulnerable groups.
- ❖ Implement enforcement measures progressively and fairly.
- ❖ Establish grievance redress and appeals mechanisms.

## **7.0 CONCLUSION**

The public participation exercise provided residents of Mandera County an opportunity to meaningfully engage with the proposed Mandera County Rating Bill, 2025. Stakeholders generally supported the Bill's objectives of improving revenue administration while emphasizing fairness, transparency, equitability in property taxation and protection of vulnerable groups. The views collected will inform refinement of the Bill to ensure it is fair, responsive, economically sustainable, and aligned with the aspirations of the people of Mandera County.

## ANNEXURES

### Annex I: Public Participation Schedule

Figure 1: Public Participation Schedule



**REPUBLIC OF KENYA**  
**MANDERA COUNTY GOVERNMENT**



**PUBLIC PARTICIPATION FOR COUNTY RATING BILL, 2025**

Mandera County Government is in the process of preparing its County Rating bill, 2025. Pursuant to provisions of article 209 (3a) of the constitution of Kenya which gives counties the power to impose rates and in line with PFM Act 2012, which provides legal framework for accountability in revenue generation and utilization. The participation of the people in decision making processes is one of the national values and principles of governance as provided for in Article 10 (2) (a).

Mandera County Government through its Lands and Urban Development Department invites members of the public, professional groups, religious leaders and interested stakeholders including special needs persons, women and youth to send their representatives to participate as scheduled here under and submit their memorandums to the email address: [lands@mandera.go.ke](mailto:lands@mandera.go.ke)

DATE	CONSTITUENCY	VENUE	TIME
24/12/2025	Mandera East	Mandera Peace Hall	9.00 A.M.
24/12/2025	Mandera North	Rhamu Social Hall	9.00 A.M.
24/12/2025	Banisa	Banisa Social Hall	9.00 A.M.
24/12/2025	Mandera West	Takaba Social Hall	2.00 P.M.
24/12/2025	Mandera South	Elwak Social Hall	2.00 P.M.
24/12/2025	Lafey	Lafey Social Hall	10.00 A.M.

**SALAH MAALIM ALIO**  
**CECM LANDS AND URBAN DEVELOPMENT**

**Annex II: Photographs from Public Participation Forums**

*Figure 2: Public giving their views and input on the Mandera County Bill*



