

REPUBLIC OF RWANDA



MINISTRY OF INFRASTRUCTURE

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Hon. Minister of Local Government

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**KIGALI**

25 JUL 2025  
Kigali, .....

Ref. N° .....1357/CAB.m/25

**RE: Temporary Suspension of Construction Permits for Conditional Land Use and overlays**

The Ministry of Infrastructure, in collaboration with the Rwanda Housing Authority, has been monitoring the issuance of construction permits related to conditional land use and overlays—additional rules applied on top of standard zoning to regulate development in areas requiring special attention or protection. While such provisions are allowed under exceptional circumstances, as outlined in the Land Use Zoning Regulations, it has come to our attention that they are increasingly being misused.

The growing number of permits issued for conditional land use and overlay, contrary to the exceptional nature intended by the regulations, has raised concerns about unregulated development and its long-term impact on our land use and urban planning objectives. To address these concerns, it is imperative that we develop a comprehensive framework that ensures the responsible issuance of conditional land use and overlay permits in strict adherence to the law.


Therefore, in line with our commitment to sustainable urban development, the Ministry of Infrastructure, through the Ministry of Local Government, is imposing a temporary suspension on the issuance of construction permits for conditional land use and overlays. This suspension will remain in effect until further notice, allowing time for the Ministry, together with relevant stakeholders, to review the current practices and establish clear guidelines for conditional land use permits.

We request that the Ministry of Local Government immediately inform all relevant local authorities of this directive. During this period, no new permits for conditional land use and overlay should be issued. Existing projects that have been granted such permits will be subject to review to ensure compliance with the law and the broader zoning regulations.

We are committed to working closely with all stakeholders to ensure that moving forward, the issuance of conditional land use and overlay permits is conducted in a manner that supports orderly development and the goals set forth in the National Urbanisation Policy.

We appreciate your cooperation in enforcing this temporary measure and ensuring that local authorities comply fully with this directive. Should you have any questions or require further clarification, the Ministry of Infrastructure remains available to provide support.

Sincerely,

  
**Dr. Jimmy GASORE**  
**Minister**



**Cc:**

- Minister/MoE
- Minister of State/MININFRA
- Permanent Secretary/MININFRA
- Director General / RHA
- Director General / NLA
- Mayor/ City of Kigali
- Mayor / All districts