

CÔTE D'IVOIRE LAND PARTNERSHIP – CLAP

A brief and structured guide to understanding the main stages and strategic implications of land tenure security in Côte d'Ivoire.

Different ways to secure rights on the land through an official document

Land Use contract

Legal protection of customary agreements between owners and land occupants/users
Free (outside of agreement between the parties and CVGFR fees) - [1-3 months]

Land certificate

Legally recognised customary ownership land rights. Legal process with the Liasse foncière. Can be individual or collective
Free with national program [9-24 months]

Land Title

Permanent recognition of property rights, possible after the issuance of a land certificate.
Only for ivorians national [+24 months]

Preliminary steps

After scoping your program's perimeter, engage with AFOR and local authorities (sub-prefect) and cooperatives (training).

Clarification

Via NGO with Socio-land tenure engineering Tools (ISF), could involve cooperatives when they are trained for

Community entry, public awareness : community assemblies, group meetings.

Identification of customary rights on the land via Socio-land engineering based on a series of participatory and technical tools (village charters, etc.)

CVGFR trained and legally created

It is the main stakeholder in the village. CVGFR have to be composed by representatives from different communities (women, young, migrants) and trained to be efficient and fair.

Ownership rights

Contracts can be used to organize relationships concerning land use or to transfer ownership.

User rights and transfer of ownership

Land Use contract

July
17 1-3 months



AFOR oficiales templates are available online through the **app ContraTerre** (Playstore and AppleStore). The CVGFR or a dedicated and trained agent can help parties to complete the template. Contracts are easy to implement and secure the relationship. A cost could be applied by the CVGFR for their participation or signature. Mapping is optional.

Land certificate

July
17 min. 9 months after clarification

Technical operations

"Commissaire Enquêteur"

Registration of applications (EO1)

Investigation (Liasse Foncière)

Production of the legal **land dossier** for each applicant

Publicity (1 month)

Public display in the village. Can be also at the sub-prefecture or department

CVGFR approval = Acknowledgment of continuous and peaceful existence of customary rights in the absence of conflict

Topographer (Mapping agent)

Mapping of the parcel (neighbors +CVGFR)

Plot boundaries materialized (bounds)

Establishment of the **technical plan**

Administrative phase

AFOR's technical control on the application (Application "Liasse Foncière" + technical data and mapping)

Validation by sub-prefect committee (CSPGFR)
Validation of the official rural land investigation (6 members from the village, 6 members from the ministries concerned)

Establishment of the Land certificate, **signature by the Prefect** in 2 exemplary with tax timbers => delivery to beneficiary

Integration into **SIFOR** *Système d'Information du Foncier Rural*

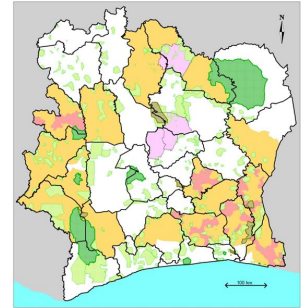
Our recommendations

following the experience of the CLAP partnership and the current context in Côte d'Ivoire

Take the opportunity offered by the new **National Rural Land Security Program (PNSFR)**. This program now allows for the free issuance of land documents in several regions of Côte d'Ivoire for 2025–2030.

Main programs are the **PRESFOR** in 16 régions, including cocoa production areas (orange areas), and the **PASFOR** in 4 regions in the north (pink areas).

Covered areas in color on the map on the right.
Green areas are for classified forest (State domain).



The Rural Land Agency (AFOR)

Alongside CVGFR, village chiefdom and the sub-prefect, is the **central authority in the land tenure security process**. Before initiating any procedures, we recommend contacting their regional or departmental office. If not, reach the Agriculture regional or departmental Direction

Clarification – a key step to secure land rights

Socio-land engineering (ISF) is a methodological approach implemented in Côte d'Ivoire to support rural land tenure security processes. It enables the involvement of local communities in the identification and recognition of various land rights. It helps prevent or manage land-related conflicts, and facilitates and accelerates the formalization of customary rights into land certificates. It is based on a series of **participatory and technical tools** (such as participatory mapping, the drafting of village charters, CVGFR training, etc.) that help anchor the recognition of land rights within local social realities. It thus contributes to conflict prevention and lays the groundwork for more inclusive rural development.

Socio-land tenure clarification can be partially implemented through cooperatives when trained for. However, we strongly recommend engaging with qualified operators who have extensive expertise in the procedure and the socio-land context in Côte d'Ivoire.

→ **In areas covered by a national program**, we recommend to **invest in clarification activities dedicated to your cooperative members**, and to collaborate with the designated land operator for including cocoa farmers into the process of land documents they are leading.

→ **In areas not yet covered**, we recommend to implement the **clarification** in a few selected villages, **preferably with a partner (NGO)** and train agent to be able to deliver **land use contracts**. Contracts are a quick, cost-effective, and efficient way to secure individual land rights. These contracts pave the way for obtaining a land certificate once a national land security program becomes available.



Under CLAP-ProPFR, the land rights clarification phase was conducted by the NGO Audace Institut Afrique (AIA). Its mission is broadly to support the program and producers in supply chains in obtaining official land documents: land certificates and land contracts.

AIA participated in numerous actions to support AFOR's new processes (contracts, digitalization) and has been instrumental in driving advancements in clarification (village charters and intrafamily minutes).

With the CLAP in place, AIA has demonstrated its ability to manage contract implementation alongside clarification efforts, collaborating with the CVGFR and technical teams, and successfully delivering over 3,800 land contracts. Additionally, they successfully piloted an implementation experiment focused on land rights clarification and contract formalization.

To go further: a practical guide will soon be delivered to CLAP partners (by September, 2025).

