



# ATEBUBU STOOL LAND SECRETARIAT

BROCHURE

3

**KNOW  
YOUR  
LAND**



**YOUR RIGHTS AND RESPONSIBILITIES**

**Lease Terms, Compliance, and  
Large-Scale Land Rules**

**ASLS Land Literacy Series**  
*Understanding Land. Protecting Futures*

**The Official Guide to Stool Land Administration in Atebubu**  
**Prepared from the ASLS Manual**

Under the Authority of  
HRM Ohempon Dr. Yeboah Asiamah  
Atebubumanhene & President of Atebubu Traditional Council

February 8, 2026

## FOREWORD

In Atebubu, stool land is not a commodity to be traded casually. It is a sacred trust held by the Owusu Asare Paramount Stool on behalf of our ancestors, our people, and generations yet unborn.

As custodians of this sacred trust, we carry a duty that is both customary and constitutional. Custom demands that we protect the land for the benefit of the community. The laws of Ghana, particularly the Land Act, 2020, require that stool lands be administered in a structured, transparent, and accountable manner. It is within this framework that the Atebubu Stool Land Secretariat was established.

The Atebubu Stool Land Secretariat is not merely an administrative office. It is a commitment. A commitment to order instead of confusion. A commitment to documentation instead of informality. A commitment to fairness instead of arbitrary dealings.

For too long, land transactions across the country have been plagued by disputes, double sales, undocumented transfers, and prolonged litigation. These problems destroy investments, divide families, and weaken traditional authority. We resolved that Atebubu must not follow that path.

This publication, *Know Your Land: The Official Guide to Stool Land Administration in Atebubu*, is therefore both an educational tool and a protective instrument. It has been prepared to guide citizens, farmers, developers, investors, financial institutions, and public authorities on the lawful and customary framework governing stool land in Atebubu.

Within these pages in **brochure three**, you will find:

- Lease duration by land use [Lease terms]
- Renewal rights
- Assignment and mortgage consent
- Deed of variation
- Large-scale acquisition definition
- Sub-leasing and change of use
- Ground rent
- Foreigners rights and limits

This guide reflects our conviction that knowledge prevents conflict. When citizens understand ownership, authority, process, and obligation, disputes reduce and development thrives.

Let it be clearly understood that stool land is held in trust. It is not privately owned. It is not alienated without due process. Any document not issued in accordance with the lawful authority of the Paramount Stool has no validity. Unity of authority is the foundation of land security.

At the same time, our administration remains open to responsible investment and lawful development. We welcome partnerships that respect our customs, comply with our laws, protect our farmers, and contribute to the progress of Atebubu.

Our vision is simple but firm: a land administration system that honors tradition, complies with national law, protects livelihoods, attracts investment, and secures inheritance for future generations.

I encourage every citizen and stakeholder to read this guide carefully. Let it serve as your reference before any land transaction. Let it protect you from avoidable mistakes. Let it strengthen peace within our traditional area.

- Land is life.
- Land is identity.
- Land is inheritance.
- Land is sacred.
- It must be administered with wisdom.
- It must be protected with integrity.
- It must be preserved with foresight.
- May this guide serve as a beacon of lawful land governance for Atebubu and beyond.

**HRM Ohempon Dr. Yeboah Asiamah**

--Paramount Chief of Atebubu

--President, Atebubu Traditional Council

--Custodian of the Owusu Asare Paramount Stool

## LEASE TERMS YOU SHOULD KNOW

- Stool land is leased, not owned forever.
- Lease terms depend on land use and lessee nationality and are set by law.
- Different land uses have different lease durations by law:
  - Residential: up to 99 years
  - Commercial: up to 50 years
  - Industrial: up to 50 years
  - Agricultural: 25–50 years
- Know your lease term before developing land.

## LEASE REGISTRATION

- After a lease is duly signed, the law requires that the lease is registered
- Registration ensures that the **state records the land transaction**
- This is the final step to seal the legal validity
- Registration ensures that you can enforce your rights in court if a dispute arises
- It prevents multiple leases from being recognized over the same parcel of land
- An unregistered lease is vulnerable.”

## LEASE RENEWAL

- When a lease expires, the legal interest of the lessee ends.
- Lessee must apply for renewal before expiry.
- Indigenes who have developed their land are protected by law and entitled to renewal, subject to the fulfillment of customary rites and obligations.

## LARGE SCALE LAND

- A land transaction is considered **large-scale** when:
  - Residential land exceeds **10 acres (4 hectares)**
  - Agricultural, civic, cultural, commercial, or industrial land is **50 acres or more**
- Or, if less than 50 acres, the acquisition **displaces existing occupants or farmers**
- This means that **social impact**, not just size, determines whether a project is treated as large-scale
- Large-scale land acquisition is not merely a bigger lease; it is a **regulated development intervention** requiring legal scrutiny, community engagement, compensation, and sustainability assessments before approval
- Large scale land acquisition involves higher risk.
- It may affect farmers and communities.
- That is why strict procedures apply.
- Development must be responsible.

## LARGE-SCALE LAND ACQUISITION PROCESS AND FARMERS' RIGHTS

- Large-scale land involves strict legal checks, consultations, and compensation.
- Farmers on stool land have rights.
- Their rights are faithfully respected by ASLS under the Paramount Stool
- Large-scale land is not just about investors. It is also about protecting farmers and their livelihoods.
- Farmers must be identified and invited to a meeting before land is taken.
- Their crops must be valued and compensation must be agreed and paid.
- Indigenous rights must be protected. Farmers' rights come before large projects
- Land must be used responsibly.
- Lease terms must be respected

## ACQUIRING LAND IN ATEBUBU AS A FOREIGNER

- Non-Ghanaians are allowed by law to acquire interest in stool land.
- The procedures for allocation note issuance, lease preparation and lease registration apply
- However, the maximum lease term allowed by the law is 50 years

## **ASSIGNMENT OF LAND INTEREST**

- Assignment refers to an outright transfer of the remaining lease term to a new party
- The new party (called assignee) assumes the full rights and responsibilities of the remaining term of the lease
- Before any assignment, the law requires that the lessee must obtain the consent of the Paramount Stool
- Any person with a lease interested in Assignment must first consult ASLS for directions
- Transferring your lease without the consent of the Paramount Stool and without the direction of ALSL is illegal and risky.
- Without the consent of the Stool, the transaction is legally void.

## **SUB-LEASING ATEBUBU STOOL LAND**

- A sub-lease creates a new, secondary lease under the original one. This means that the original lessee still retains some interest over the land.
- The original lessee is still bound by the original terms of the lease and remains answerable to the Paramount Stool over the entire land covered by the lease
- The consent of the Paramount Stool is mandatory for subleasing
- Any person interested in subleasing must first consult ASLS for directions
- Sub-leasing without the consent of the Paramount Stool and without the direction of ALSL is illegal and risky.
- Without the consent of the Stool, the transaction is legally void.

## **MORTGAGES**

- Using land as collateral requires the consent of the Paramount Stool.
- Banks also require a proper document confirming this consent.
- It protects all parties involved.
- Consult the ASLS for directions on how to obtain the consent of the Paramount Stool to use lease documents for mortgage applications.

## **CHANGE OF USE**

- It may be possible to change the usage of land from its original intent.
- However, changing land use affects lease terms, land value and ground rent.
- It is mandatory to seek the consent of the Paramount Stool before changing the use of land
- Where lease terms change, a Deed of Variation is required.
- Contact the ASLS for directions if you wish to change the use of properly acquired land

## **DEED OF VARIATION**

- Sometimes, parties may seek modifications in land interests. For example, one may desire an adjustment of the duration of a lease, change the use of the land, modify ground rent, among other reasons.
- These interests require changes in the lease terms
- The changes are made through a Deed of Variation.
- A Deed of Variation is a formal legal document used to modify the terms of an existing lease.
- It maintains accurate and lawful records on land status.
- The consent of the Paramount Stool must be sought for a Deed of Variation, through ASLS.

## **GROUND RENT**

- The ground rent is a periodic payment that a lessee makes to the Stool for the right to occupy and use the land under a lease.
- Payment of the ground rent is a legally-backed requirement that acknowledges the continuing allodial title of the Stool.
- The amount to be paid differs by the land interest held and is specified in the lease
- Make payment of the ground rent in strict accordance with the content of the lease, at either ASLS or at the Office of the Administrator of Stool Lands

## **KEY MESSAGE**

- Rights come with responsibilities.
- Compliance protects your investment.

## **CONTACT INFORMATION**

**Atebubu Stool Land Secretariat**  
1 Palace Avenue, Piabire Palace,  
Box 1, [*Digital GPS: TA-00005-2803*]  
Atebubu, Bono East  
**Phone:** +233 537 250 577  
**Email:** [asls@piabirepalace.org](mailto:asls@piabirepalace.org)  
**Website:** [www.piabirepalace.org/asls](http://www.piabirepalace.org/asls)

