



GOMBE STATE INVESTMENT PROMOTION AGENCY

GOMBE STATE GOVERNMENT OF NIGERIA

25th August 2025

GOMBE STATE REGULATION FOR THE APPROVAL AND OVERSIGHT OF LARGE-SCALE AGRICULTURAL INVESTMENTS.

ENACTED by the authority vested in the Gombe State Investment Promotion Agency pursuant to Section 2 of the Gombe State Investment Promotion Agency Executive Order No. 010 of 2023, and in furtherance of the provisions articulated in the Gombe State FRILIA Executive Order No. 13 of 2023, and by all other powers enabling it in that behalf, the following Regulations are hereby made:

PART I: PRELIMINARY

Article 1: Citation and Commencement

1. These Regulations may be cited as the Large-Scale Agricultural Investment Approval Regulations 2025.
2. These Regulations shall come into operation on the 25th day of August, 2025 and shall apply throughout the territorial jurisdiction of Gombe State.

Article 2: Interpretation

In these Regulations, unless the context otherwise requires:

- a. "Agency" shall denote the Gombe State Investment Promotion Agency established under Section 2 of the Gombe State Investment Promotion Agency Executive Order No. 010 of 2023;
- b. "Stakeholder" shall denote the identified persons, group, or organization that has a vested interest;
- c. "FRILIA Principles" shall be construed in accordance with the framework of FRILIA as promulgated by Gombe State under Executive Order No. 13;
- d. "Large-scale agricultural investment" shall mean and include any agricultural enterprise exceeding 1000 hectares in land area or requiring capital investment above \$5 million monetary units;



- e. "ESIA" shall refer to a comprehensive Environmental and Social Impact Assessment or such other environmental and social analysis required by and conducted in accordance with Gombe State Environmental Protection Law;
- f. "FRILIA Toolkits/Guidelines" shall refer to toolkits or guidelines developed by the Gombe State FRILIA Technical Committee and approved by the Gombe State FRILIA steering committee as established by the Gombe State FRILIA Executive Order.

Article 3: Application and Scope

1. The provisions contained herein shall apply to:
 - a) All natural persons, corporate entities, and consortia seeking to undertake large-scale agricultural investments within the territorial boundaries of Gombe State;
 - b) All transactions involving land use, water rights, or natural resource exploitation for agricultural purposes;
 - c) All phases of project development from conception through implementation to decommissioning.
2. Nothing in these Regulations shall be construed as limiting or abrogating any existing rights, obligations, or remedies available under any other enactment.

PART II: APPROVAL MECHANISM

Article 4: General Provisions

Gombe State Investment Promotion Agency (GOSIPA) shall serve as the authority responsible for the administration, oversight, and enforcement of these Regulations.

Article 5: Approval Conditions

In furtherance of enhancing the efficiency, transparency, and accountability of the State's Investment Approval Process, the following toolkits, which incorporate FRILIA principles, shall be mainstreamed into the Investment Approval Process (IAP) established by this Regulation.

Stakeholder Engagement Toolkit/Guideline [\[Link\]](#)

Objectives: The Toolkit captures a range of approaches and methodologies to identify and proactively enable the participation of all stakeholders towards empowering them to make an informed decision throughout FRILIA implementation

Environmental and Social Risk Management Toolkit/Guideline [\[Link\]](#)

Objective: The toolkit provides a guide for the investor on implementing the various safeguards for environmental and social sustainability, including the health and safety of its stakeholders

Land Access, Easement and Involuntary Resettlement Management Toolkit/Guideline [\[Link\]](#)

Objective: The toolkit supports the consultative process of physically and/or economically displaced Project Affected Entities (PAEs) and Project Affected Communities (PACs) to help ensure improved livelihoods post-displacement

Valuation and Compensation Toolkit/Guideline [\[Link\]](#)

Objective: processes to objectively identify, enumerate, and assess replacement values, assign eligibility, and undertake gender-sensitive valuations of immovable assets, loss of access to natural resources, and any other forms of valuable unexhausted improvements within and around a defined project area

Global Memorandum of Understanding Toolkit/Guideline [\[Link\]](#)

Objective: The toolkit provides a range of culturally appropriate and user-friendly agreements that are inclusive and explanatory for all the parties involved in a varied range of agreements between stakeholders

Grievance Redress Mechanism (GRM) Toolkit/Guideline [\[Link\]](#)

Objective: The toolkit provides an avenue for stakeholders to understand the concept of grievances, capturing grievances, responding to grievances, monitoring, aggregation of grievances, including the grievance escalation procedure, and exploration of alternative dispute resolution medium or the open court systems Identify and analyze stakeholders.

Community Needs Assessment and Development Toolkit/Guideline [\[Link\]](#)

Objective – Commitment of investor to Community Social Responsibility (focus on women and youth empowerment, utilization of local content, minority and

vulnerable groups, knowledge transfer, and improved community infrastructure)

Out-growers and Food Security Toolkit/Guideline [\[Link\]](#)

Objective: The toolkit presents a series of process models that would support the expanded growth of investors and economically empower local communities to participate in large-scale agribusiness development. Additionally, it includes a food security framework for participating communities.

Article 6: Stakeholder Engagement

Stakeholder engagement shall be in accordance with the procedures and processes set out in the approved **FRILIA stakeholder engagement toolkit/Guideline [\[Link\]](#)**

Article 7: The approval process for large-scale agricultural investments shall comprise 6 distinct stages as hereinafter prescribed.

Stage One - Preliminary Application and Due Diligence

1. Prospective investors shall submit to the Gombe State Investment Promotion Agency (GOSIPA), in the prescribed form and manner:
 - a) A duly executed application form as set forth in Schedule 1;
 - b) Certified copies of constitutional documents, including but not limited to certificates of incorporation and memorandum of association;
 - c) Audited financial statements demonstrating financial capacity;
 - d) A comprehensive project concept note detailing:
 - i. Project objectives and scope;
 - ii. Proposed land requirements;
 - iii. Anticipated employment creation;
 - iv. Proposed value chain integration.
2. Gombe State Investment Promotion Agency shall, within 14 working days of receipt of a complete application:
 - a) Conduct thorough screening and due diligence on the applicant and investment using the Gombe State investment toolkit, including but not limited to:
 - i. Verification of corporate standing;
 - ii. Assessment of financial viability;
 - iii. Examination of previous investment track record;

- b) Initiate preliminary community engagement where the proposed project area has been identified.
3. Failure to submit complete documentation as prescribed shall render the application null and void.

The Gombe State Investment Promotion Agency (GOSIPA) may invite other identified stakeholders, including but not limited to Gombe State Geographic Information System (GOGIS) and Ministry of Agriculture to participate at this stage. The participating stakeholders shall collaborate and share responsibilities as follows:

Shared Responsibilities:

1. **GOSIPA** shall lead by coordinating investor–government engagement and ensuring investment promotion principles align with FRILIA requirements.
2. **GOGIS** and the **Ministry of Agriculture** shall support by coordinating the site identification process, provide verified land records, and confirm the legal status of proposed parcels.

Stage Two - Site Identification and Community Consultation

Upon satisfactory completion of Stage One, the Gombe State Investment Promotion Agency (GOSIPA) shall within 21 days:

1. Continue to provide information and resources that the potential investor may need to proceed with the investment. Also coordinates the investor's interaction with other government agencies and helps the investor locate service providers.
2. Arrange for site visits for the investor after notifying local officials and communities of investor interest.
3. Notify local government officials, other ward and community stakeholders to engage in internal consultations and then to respond preliminarily whether they might welcome the investment.

The Gombe State Investment Promotion Agency (GOSIPA) may invite other identified stakeholders, including but not limited to Gombe State Geographic Information System (GOGIS) and Ministry for Local Government & Community Development to participate at this stage. The participating stakeholders shall collaborate and share responsibilities as follows:

Shared Responsibilities:

3. GOSIPA shall coordinate the investor's interaction with other government agencies and help the investor locate service providers.
4. GOSIPA in collaboration with the relevant Ministry for Local Government & Community Development shall notify local government officials, other ward and community stakeholders to engage in internal consultations.

Stage Three: Potential Investor Proceeds or Withdraws

Upon satisfactory completion of Stage two, the Gombe State Investment Promotion Agency (GOSIPA) shall within 21 days:

1. The investor reacts to the community's initial response to the potential investment and the investor's assessment of the viability of the investment and potential site. If the investor decides to withdraw, the process stops. If the investor wishes to consider a different location within the State, the process reverts to Stage 2. The process also ends if the community decides not to proceed.
2. If the potential investor decides to proceed and the community is supportive, the investor should engage further, build relationships with the community, and get them fully involved. The investor and the community (with legal assistance provided by Gombe Ministry of Justice and Ministry for Local Government & Community Development) should begin to discuss a community engagement plan to guide the ongoing consultations.

The Gombe State Investment Promotion Agency (GOSIPA) may invite other identified stakeholders, including but not limited to the Ministry of Justice, to participate at this stage. The participating stakeholders shall collaborate and share responsibilities as follows:

Shared Responsibilities:

1. GOSIPA in collaboration with Ministry for Local Government & Community Development shall map out stakeholders for the investor-community engagement
2. The Ministry of Justice shall help with legal assistance ahead of the community engagement plan to guide the ongoing consultations.

Stage Four: Investor Enters into a Memorandum of Understanding (“MoU”) with Representatives of the Affected Communities

1. GOSIPA does more in-depth due diligence on the investor and shares additional due diligence findings with other stakeholders.
2. Consultations with the community continue, and a community engagement plan may be agreed to at this point.
3. If all parties continue to be supportive of the proposed investment, they attempt to agree on an MoU that covers the framework of the investment, how much land is required, benefits that may accrue to the community, commitments to ongoing consultation, preparation of an ESIA, etc. The MoU does not legally commit any party to a final agreement on the proposed investment.

The Gombe State Investment Promotion Agency (GOSIPA) may invite other identified stakeholders, including but not limited to the Gombe State Geographic Information System (GOGIS), to participate at this stage. The participating stakeholders shall within 21 days collaborate and share responsibilities as follows:

Shared Responsibilities:

1. GOSIPA shall do more in-depth due diligence on the investor.
2. GOGIS and Gombe State Ministry of Water, Environment and Forest Resources, shall coordinate the calculation of how much land is required, benefits that may accrue to the community, commitments to ongoing consultation in preparation of an ESIA.

Stage Five: Investor Completes and Shares a Feasibility Study, Business Plan, and an Independent Environmental and Social Impact Assessment (ESIA)

1. Gombe State Investment Promotion Agency (GOSIPA) in collaboration with Gombe State Ministry of Environment makes its determination whether the ESIA is acceptable and notifies the investor within 14 working days of receiving it.
2. If not already completed, a community engagement plan should be finished in this stage.
3. Land lease discussions can continue (if begun in a previous stage) or begin. Leases should not be finalized and signed until Stage 6.

The Gombe State Investment Promotion Agency (GOSIPA) may invite other identified stakeholders, including but not limited to the Gombe State Ministry of Water, Environment and Forest Resources and Gombe State Geographic Information System (GOGIS), to participate at this stage. The participating stakeholders shall collaborate and share responsibilities as follows:

Shared Responsibilities:

1. GOSIPA in collaboration with the relevant MDA shall complete a community engagement plan.
2. Gombe State Ministry of Water, Environment and Forest Resources shall accept and communicate with the investor about the ESIA.

Stage Six: The parties enter into the Final Agreement

1. The final agreement is likely to be contained in several individual agreements or could be combined into one document. While the precise requirements will vary, approved investment is likely to include some or all of the following:
 - i. Land lease agreement
 - ii. Outgrower contract(s)
 - iii. Community impact and benefit agreement
 - iv. Community engagement plan
 - v. Environmental and Social Compliance
 - vi. Monitoring plan
 - vii. Inclusive, accessible, and equitable dispute resolution mechanisms

The Gombe State Investment Promotion Agency (GOSIPA) may invite other identified stakeholders, including but not limited to the Ministry of Justice, to participate at this stage. The participating stakeholders shall collaborate and share responsibilities as follows:

Shared Responsibilities:

1. GOSIPA shall review to determine whether the investment as a whole complies with all applicable FRILIA principles.
2. The Ministry of Justice shall coordinate the final agreement to ensure it is correct in the eyes of the law.

Article 8: Investment Screening

The Gombe State Investment Promotion Agency (GOSIPA) shall conduct investment screening in accordance with the FRILIA investment screening toolkit to assess the potential impacts of investments approved under this Regulation.

The Gombe State Investment Promotion Agency (GOSIPA) shall ensure that the investment screening process is transparent and based on a thorough assessment of potential risks and opportunities

Article: 9 Grievance Redress Mechanism (GRM)

GRM shall be in accordance with the FRILIA GRM toolkit to address complaints and grievances related to investments under this Regulation.

The GRM shall:

1. Provide accessible channels for stakeholders to submit grievances, as outlined in the FRILIA GRM Toolkit
2. Ensure timely and effective response in accordance with the procedures set out in the FRILIA GRM Toolkit
3. Investigate grievances and work towards resolving them, using the guidelines provided in the FRILIA GRM Toolkit

Monitor and evaluate the effectiveness of the GRM, using metrics and indicators specified in the FRILIA GRM Toolkit.

PART III: FINAL PROVISIONS

Article 10: Offenses and Penalties

1. Any person who:

- a) Wilfully provides false or misleading information in any application;
- b) Fails to comply with any condition of approval;
- c) Undertakes any agricultural investment without proper authorization;

shall be guilty of an offense and liable on conviction to:

- i. A fine not exceeding ₦10,000,000.00 or imprisonment for a term not exceeding 3 years, or both;
- ii. Suspension or revocation of investment approval;
- iv. Disqualification from future investment opportunities for a period not exceeding 2 years.

Article 11: Severability

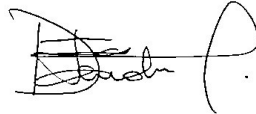
If any provision of this regulation is held invalid, the remaining provisions shall remain in effect.

SCHEDULES

Schedule 1: Prescribed Application Form

Schedule 2: Schedule of Fees and Charges

Schedule 3: Standard Reporting Templates

A handwritten signature in black ink, appearing to read 'Farouk Ibrahim Daudu', with a large, stylized flourish at the end.

Farouk Ibrahim Daudu

Executive Secretary/Chairman Technical Committee FRILIA