

## Matrix of Issues Raised During Land Rights Policy Consultations

Issues	W <sup>1</sup>	Y <sup>2</sup>	GC M <sup>3</sup>	Bo <sup>4</sup>	Gbar <sup>5</sup>	UM <sup>6</sup>	RM <sup>7</sup>	Mar <sup>8</sup>	GB <sup>9</sup>	RC <sup>10</sup>	MD <sup>11</sup>	GK <sup>12</sup>	RG <sup>13</sup>	GG <sup>14</sup>	S <sup>15</sup>	Bong	Lofa	Nimba
<b>Private Land</b>																		
Transfer of Private Protected Areas should not be restricted		2																
<b>Public Land</b>																		
Public land should not be a category	2									X	X	X	X	X	X	X	X	X
Public Land should be demarcated									X									
Some Public Land should not be sold for future use									X									
Communities should participate in identifying public land									X									
Need to ensure that Customary Land is not mistakenly taken as Public Land						X												
Public Land should apply to undeveloped/unutilized land		4																
<b>Government Land</b>																		
Government Land should be deeded to specific	2													X	X			

<sup>1</sup> Women: The number(s) in the cell denote which region(s) raised that issue.

<sup>2</sup> Youth: The number(s) in the cell denote which region(s) raised that issue.

<sup>3</sup> Grand Cape Mount County

<sup>4</sup> Bomi County

<sup>5</sup> Gbarpolu County

<sup>6</sup> Urban Montserrado County

<sup>7</sup> Rural Montserrado County

<sup>8</sup> Margibi County

<sup>9</sup> Grand Bassa County

<sup>10</sup> River Cess County

<sup>11</sup> Maryland County

<sup>12</sup> Grand Kru County

<sup>13</sup> River Gee County

<sup>14</sup> Grand Kru County

<sup>15</sup> Sinoe County

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government entity																		
Government Land should only be used for public purpose														X	X			
<b>Customary Land</b>																		
Agree with customary land ownership without deed	3	3				X										X	X	X
Boundaries should be decided by inclusive, inter-community dialogue	3	3	X	X	X													
Boundaries should be decided by traditional leaders					X													
Boundaries should be decided by government												X						
Community representatives should be elected/selected, with women and youth	3,5, 4	3,2, 5	X	X	X	X	X	X			X							
Customary Protected Areas should be jointly managed by community and gov't	3	3	X	X	X													
Community membership should require minimum residency	3		X															
Youth and women representatives should be signatories to any deed for customary land					X													
Define community based on living together even if different backgrounds	3																	
Define community as village, town, clan, and chiefdom					X													
Define community based on common identity				X														
Define community as traditional community											X							
Define community based not on custom but on national laws, international standards	2,5	2																
Agree with creation of community legal entity	3	3			X											X	X	X
Disagree with creation of community legal entity			X	X														
Community name should appear on deed, but	3	3	X	X	X	X			X									

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not individual names																		
Paramount Chief, or Senior Elder, and County Land Commissioner should keep land records with limited access to community members				X	X													
Records should be kept by representatives, including youth and women	3		X										X		X			
Decision-making process regarding transfers should involve entire community (for some: means restricting Poro and Sande societies)	3,5	3,5	X	X		X												
Customary Land sales should be to community members	3		X															
Customary Land should never be sold, only leased											X							
Outsiders should only be allowed to lease (for some, if for agriculture)	3					X												
Sales to outsiders should be allowed (even if with restrictions on resale and use—dwelling but no agriculture)			X		X	X												
Customary Land should not be sold but leased to concessionaires											X				X			
Add inheritance to bundle of rights under Customary Land						X												
Need to clearly specify women's land rights	2,1,4					X							X	X	X	X	X	X
Women should have equal rights to own customary land											X							X
Should distinguish between rural customary and urban customary						X												
Policy does not adequately protect traditional land rights													X					

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Need to exclude customary norms that prevent youth from having land		1																
<b>Concessions</b>																		
All community members should be involved in the concession process		3					X	X	X								X	X
Concession process should involve traditional people													X					
Communities should be shareholders in concessions	3			X	X				X	X	X		X		X			
Government should approve and monitor all concessions on Customary Land	3		X															
Community should receive benefits from resources extracted on their land	1	1			X	X				X		X		X	X	X	X	X
Social agreement/MOU with communities should be required (including provision for social benefits like schools)						X	X	X	X			X		X		X	X	X
Companies should be required to compensate communities for any harm done							X	X										
<b>Wetlands</b>																		
Government should not sell wetlands						X												
Government should acquire undeveloped wetlands						X												
Government should own wetlands in customary area		4																
Government should give deeds to owners of developed wetlands						X												
Wetland as protected areas should not be sold	1								X									
Wetland definition is not clear (include rivers, etc.	2,5																	
Government should regulate all wetlands even if	2,5,	2,4																

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owned by communities, in collaboration with communities	4																	
Wetlands should be included as part of customary land		5,1																
Policy needs to provide more detail on wetlands	4	1																
<b>Squatters</b>																		
Squatters should be removed without compensation						X												
After 20 years, squatter should have right to own land						X			X									
Squatters' land rights should not protected area, but squatters should then be relocated						X												
Adverse possession of 20 years should be allowed except if armed conflict, etc.						X												
Squatter on land owned by another should be compensated for improvements						X	X	X	X									
<b>Eminent Domain</b>																		
Owners of unused land should be notified before land is sold/leased						X												
Government should pay fair market value						X												
"Other public purposes" needs to be defined more clearly						X												
<b>Other Issues</b>																		
Taxes on undeveloped land should be higher than for developed land		4				X								X	X			
If large landowner does not pay taxes then government should require portion be sold									X									
There should be limits on the amount of land that can be purchased		4												X	X			