Parcel No.	*Registered Owner (s)*	*Area to be acquired (Ha)*
Kisumu Mun Block 22/224 (Old LR. No. LR. 15201/223)	Evans Obare and Alre Ochieng Ondiek	0.0206
Kisumu Mun Block 22/221 (Old LR. No. LR. 15201/221)	Felix Ochieng Odek	0.0206
Kisumu Mun Block 22/220 (Old LR. No. LR. 15201/219)	Herrine Akelo Kawaka	0.0206
Kisumu Mun Block 22/217 (Old LR. No. LR. 15201/217)	Felix Ochieng Odek	0.0206
Kisumu Mun Block 22/216 (Old LR. No. LR. 15201/215)	Judith Emily Adhiambo	0.0206
Kisumu Mun Block 22/213 (Old LR. No. LR. 15201/213)	Enid Akinyi Ochieng	0.0206
Kisumu Mun Block 22/95 (Old LR. No. LR. 15201/95)	Enid Akinyi Ochieng	0.0206
Kisumu Mun Block 22/93 (Old LR. No. LR. 15201/93)	Enid Akinyi Ochieng	0.0206
Kisumu Mun Block 22/91 (Old LR. No. LR. 15201/91)	Phylis Ochieng	0.0206
Kisumu Mun Block 22/89 (Old LR. No. LR. 15201/89)	Dreda Akoth Olal	0.0206
Kisumu Mun Block 22/87 (Old LR. No. LR. 15201/87)	Dreda Akoth Olal	0.0206
Kisumu Mun Block 22/85 (Old LR. No. LR. 15201/85)	Noah Ochieng Otieno	0.0206
Kisumu Mun Block 22/83 (Old LR. No. LR. 15201/83)	No green card	0.0206
Kisumu Mun Block 22/12 (Old LR. No. LR. 15201/12)	James Ouma Nyambune & Berlyn Achieng Otieno	0.0206
Kisumu Mun Block 22/13 (Old LR. No. LR. 15201/13)	Dorcas Akinyi and Tabitha Ajongo	0.0206
Kisumu Mun Block 22/14 (Old LR. No. LR. 15201/14)	Mary Adhiambo Ochieng	0.0206
Kisumu Mun Block 22/15 (Old LR. No. LR. 15201/15)	Mary Adhiambo Ochieng	0.0206
Kisumu Mun Block 22/16 (Old LR. No. LR. 15201/16)	Saran Okwisa Kutai	0.0206
Kisumu Mun Block 22/17 (Old LR. No. LR. 15201/17)	Saran Okwisa Kutai	0.0206
Kisumu Mun Block 22/18 (Old LR. No. LR. 15201/18)	TBD	0.0206
Kisumu Mun Block 22/19 (Old LR. No. LR. 15201/19)	Mike Odhiambo Achacha	0.0206
Kisumu Mun Block 22/20 (Old LR. No. LR. 15201/20)	Maureen Achieng Omollo	0.0206
Kisumu Mun Block 22/21 (Old LR. No. LR. 15201/21)	Everlyn Akoth Owiti	0.0206
Kisumu Mun Block 22/22 (Old LR. No. LR. 15201/22)	TBD	0.0206

Notice of the inquiries will be published in *Kenya Gazette* in accordance with section 112 of the Land Act, 2012.

Dated the 10th September, 2026.

ABDILLAHI SAGGAF ALAWY (DR.)
Chairman, National Land Commission.

MR/8332407

GAZETTE NOTICE NO. 14580

THE WATER ACT

(*Cap.* 372)

KIRINYAGA COUNTY WATER AND SANITATION PLC

APPROVED TARIFF STRUCTURE FOR THE PERIOD 2026/2027 TO 2028/2029

The Water Services Regulatory Board (WASREB), under the powers granted by section 72 (1) (*b*) and (2) of the Water Act, 2016, has approved the regular tariff adjustment for the area served by Kirinyaga County Water and Sanitation PLC (KICOWASCO).

Kirinyaga County Water and Sanitation PLC (KICOWASCO) applied to the Water Services Regulatory Board (WASREB) for a review of water services tariffs for the period 2026/2027 to 2028/2029, as per section 72(1) (*b*) of the Water Act, 2016.

Public consultation on the KICOWASCO application was carried out in accordance with the requirements of section 139 of the Water Act, 2016.

Having considered the application, the written and oral submissions by all stakeholders and the current data, WASREB has determined that an upward tariff review is justified for KICOWASCO to improve service delivery, operate sustainably and protect consumer interests by meeting the tariff conditions attached to the tariff.

WASREB hereby gives a one-month notice from the date of this communication to all existing and potential customers of KICOWASCO that the structure of approved tariffs for water services for the three financial years 2026/2027, 2027/2028 and 2028/2029 shall be as follows:

1.0 Approved Tariff Structure

1.1 Water Tariff Structure for the period 2026/2027 to 2028/2029

Consumer Categories	*Consumption Block (m3)*	*Approved Tariff (KSh./m3)*
Domestic/Residential	1-6	80
	7-20	110
	21-50	115
	51-100	125
	101-300	130
	>300	145

Consumer Categories	*Consumption Block (m3)*	*Approved Tariff (KSh./m3)*
Multi-Dwelling Units	Per M3	115
Commercial/Industrial	1-50	115
	51-100	125
	101-300	130
	>300	145
Government/Institutions	1-50	115
	51-100	125
	101-300	130
	>300	145
Public Schools, Colleges, and Universities	1-600	110
	601-1200	130
	>1200m3	145
Unique Consumer Categories	Bulk Water to Public WSPs Per m3	45
	Water Kiosks Per m3	70

Customers with non-functional meters shall be billed based on the average of the last three months' bills.

1.2 Sewerage Tariff Structure for the period 2026/2027 to 2028/2029.

1.2.1 Consumers with a Water Connection.

(a) Sewerage will be charged at 75% of the water volumes, billed at the rates specified in (1.1) above for all customer categories.

(b) Disconnected water accounts shall be charged on the average of the last three months' sewerage charges before disconnection.

1.2.2 Consumers without a water connection.

Sewerage consumers without a water connection shall be charged as follows:

(i) Single dwelling domestic unit: KSh. 350 per month.

(ii) 75% of the volume of water consumed as per the metered source of water at the rates specified (in 1.2.1(a)) above.

1.3 Indexation

The utility's approved tariffs for water and sewerage shall be eligible for annual indexation, as per the regulations of the Water Services Regulatory Board (WASREB). The inflation adjustment shall come into effect every July of the tariff period commencing July 2027.

1.4 Miscellaneous Charges

These shall be as follows:

Item/ Service	*Charge (KSh.)*
Water Deposit	
Category of consumer	
Domestic	2500
Retail shops less than 10m3	3000
Retail shops with more than 10m3	3,500
Bar and restaurants with less than 15 m3	4000
Bar and restaurants more than 15 m3	6,000
Hotel class "A" and "B" with less than 150 m3	12,000
Hotel class "A" and "B" with more than 150 m3	15000
Hotel class "C" and 'D' less than 150 m3	18000
Hotel class "C" and 'D' more than 150 m3	20,000
Hospitals and Health centres with more than 150 m3	20,000
Hospitals and Health centres with less than 150 m3	12,000
Schools and other institutions have more than 200 m3	20,000
Schools and other institutions with less than 200 m3	10,000
Minor construction sites of more than 200 m3	15,000
Major construction sites with more than 300 m3	50,000
Light industries with less than 200 m3	30,000
Medium industries between 200 m3 and 300 m3	50,000
Heavy industries of more than 300 m3	100,000
Water Kiosks	5,000
Customers with only a sewer connection are to be charged a deposit equivalent to a water connection	
Other Charges	
Service	
New water connection fee – Connection size: ½ inch to 1 inch	2,500
New water connection fee – Connection size: 1.5 inches to 3 inches	7,500
New water connection fee – Connection size above 3inches	15,000
Water Reconnection fee – at meter point	1,000
Water Reconnection fee – at mains	5,000 and double deposit
Tanker – 8000 & 16,000 litres	2,500 & 5,000, respectively, per tanker within the WSP area for all consumers
Sale of water per M3 at Browsing Point (own tanker)	110
Replacement of stolen or damaged meters	100% of the market cost of the meter

Item/ Service	*Charge (KSh.)*
Meter testing on request	500
Special meter reading under customer's request	500
Sewer Connection- Residential/ Domestic	5,000
Sewer Connection- Commercial, Government, Schools, Universities, and Colleges	7,500
Sewer Connection- Industrial	15,000
Private sewer unblocking	2,500
Leak detection services	1,000
Sewer Reconnection fee	15,000
Printing of the customer's statement on their own request	200
For cutting off the supply at the request of the consumer	200
For turning on the supply otherwise than in respect of a first connection	200
Exhauster Services (Company Exhauster)	5,000 for other customers and 4,000 for informal settlements
Private Exhausters (Dumping into the company's sewer system)	15,000 per Truck per month
Penalties	
Illegal water connection -Commercial, Industry, Construction (Fraud)	100,000 plus estimated consumption during the period of illegality
Illegal water connection (Fraud) – Domestic	30,000 plus estimated consumption during the period of the illegality
Overcharging (fraud) at the water kiosk	15,000
Illegal sewer connection- Commercial, Industry, Construction	100,000
Illegal sewer connection- Domestic, Government, Schools, Universities & Colleges	30,000
Self-reconnection after cut-off for non-payment	5,000, and billing to be backdated from the date of the cut-off
Surcharge for tampering with meters (this includes meter removal, reversing of meter, etc.)	5,000
Surcharge for direct suction of water from the supply line using a pump	10,000

2.0 Cost Structure

2.1 Cost Summary

Below is the summary of the projected annual cost structure that makes up the total costs to be incurred by KICOWASCO during the tariff period:

Expenditure Item	*2024/25*	*2025/26*	*2026/27*	*2027/28*	*2028/29*
Operations	196,284,546	210,855,040	220,264,162	231,758,465	244,404,296
Maintenance	16,706,115	18,214,780	19,063,483	20,658,972	20,673,085
Regulatory Levy	7,107,527	8,402,974	14,627,118	15,366,057	15,706,221
Total O&M Costs	220,098,187	237,472,795	253,954,763	267,783,493	280,783,603
Investment Costs	-	-	26,819,888	27,915,740	28,647,724
Debt Repayment	-	-	72,000,000	72,000,000	72,000,000
Total Costs	220,098,187	237,472,795	352,774,651	367,699,233	381,431,327
Total Billing (KSh.)	188,354,205	222,587,837	379,931,417	400,547,697	410,209,674
Collection Efficiency (%)	95%	95%	95%	95%	95%
Projected Revenue	179,580,755	211,458,445	360,934,847	380,520,312	389,699,190
O &M Cost Coverage	82%	89%	142%	142%	139%
Total Cost Coverage	82%	89%	102%	103%	102%

3.0 Conditions attached to the tariff approval.

The conditions attached to this approval, which shall form part of the license conditions of KICOWASCO, are:

3.1 Service Delivery Conditions attached to the Tariff

Target	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Water Coverage (%)	55%	56%	57%	58%	59%
Water quality standards (%)	100%	100% Compliance with Standards			
Personnel Expenditure as % of O&M	54%	54%	53%	53%	52%
Non-Revenue Water	49%	49%	47%	45%	43%
Hours of Supply (Hrs.)	19	20	20	21	21
Staff per 1000 connections	5	4	4	4	4
Metering ratio (%)	100%	100%	100%	100%	100%
Collection Efficiency (%)	94%	95%	95%	95%	95%
Resale at Kiosk	Regulate resale by kiosk vendors at KSh. 5 per 20 litres. Tariffs at kiosks must be displayed at strategic points for public awareness				

3.2 Annual budgets: The WSP shall adhere to the budgetary levels set in the tariff.

3.3 Surpluses: The surpluses realised during the tariff period shall be used to implement priority service delivery capital projects approved by WASREB

3.4 Reporting: The utility shall submit to WASREB a quarterly performance report in the format provided.

3.5 Creation of distinct water and sewer cost centres: KICOWASCO will ensure that separate water and sewer cost centres are created and that different records of operations of the two centres are maintained.

3.6 Catchment Protection: The utility shall undertake measures to conserve/ protect the catchment areas of their source of water as part of Corporate Social Responsibility.