



THE REPUBLIC OF UGANDA

THE BUILDING CONTROL (AMENDMENT) ACT, 2026

Act No. 2 of 2026

ACTS SUPPLEMENT

to The Uganda Gazette No. 30, Volume CXIX, dated 19th March, 2026

Printed by UPPC, Entebbe, by Order of the Government.

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THE BUILDING CONTROL (AMENDMENT) ACT, 2026

An Act to amend the Building Control Act, Cap. 136 to provide for the composition of the Board; to provide for the powers of the Board; to provide for the composition of Building Committees and to streamline the procedure for approval of building permits.

DATE OF ASSENT: 19TH FEBRUARY, 2026

Date of Commencement: 19th March, 2026

BE IT ENACTED by Parliament as follows:

1. Amendment of section 1 of the Building Control Act, Cap. 136

The Building Control Act, Cap. 136, in this Act referred to as the principal Act, is amended in section 1 by inserting immediately after the definition of “surveyor”, the following—

““urban council” includes city council and municipal council.”.

2. Amendment of section 3 of principal Act

Section 3 of the principal Act is amended by substituting for subsection (1), the following—

“(1) The Board shall consist of nine members as follows—

- (a) one representative of the Ministry responsible for works;
- (b) one representative of persons with disabilities nominated by the Minister responsible for gender;
- (c) one representative of the Ministry responsible for housing;
- (d) one representative of the Ministry responsible for local governments;
- (e) one representative from the Attorney General’s Chambers; and
- (f) one representative nominated by the relevant professional body for appointment, from each of the following professions—
 - (i) engineering;
 - (ii) architecture;
 - (iii) physical planning; and
 - (iv) surveying.”.

3. Amendment of section 8 of principal Act

Section 8 of the principal Act is amended by inserting immediately after paragraph (e), the following—

- “(ea) hear and determine complaints from a Building Control Officer, a Building Committee or any person in relation to a building or building operation;
- (eb) develop and implement a capacity building strategy for Building Committees and other stakeholders involved in building operations;”.

4. Insertion of section 8A in principal Act

The principal Act is amended by inserting immediately after section 8, the following—

“8A. Powers of Board

The Board may, in the performance of its functions, exercise and discharge the following powers—

- (a) issue stop or evacuation orders in circumstances where a Building Committee has failed to comply with the recommendations of the Board and safety is compromised at a building;
- (b) issue express penalties for certain offences as may be prescribed by the Minister, by regulations;
- (c) guide Building Committees on procedural matters;
- (d) enter onto any land, building or site where a building operation is being carried out to enforce this Act;
- (e) make complaints to the police relating to building matters for investigation; and
- (f) refer complaints concerning professionals to professional bodies for action, as appropriate.”.

5. Amendment of section 14 of principal Act

Section 14 of the principal Act is amended by substituting for subsection (2), the following—

- “(2) The Executive Secretary shall be a person with professional qualifications and experience in the built environment and professional qualification and experience in either law, management or public administration.”.

6. Substitution of section 27 of principal Act

Section 27 of the principal Act is substituted for the following—

“27. Establishment of Building Committees

(1) There is established for each district and for each urban council, a Building Committee which shall be a Committee of the district or urban council respectively.

(2) A district Building Committee or an urban council Building Committee established under subsection (1) shall consist of—

- (a) the officer responsible for engineering who shall be the Chairperson;
 - (b) the officer responsible for physical planning who shall be the Secretary;
 - (c) the officer responsible for health;
 - (d) the officer responsible for architecture; and
 - (e) the officer responsible for environment management.
- (3) The members of a Building Committee shall—
- (a) in the case of a district, be appointed by the Chief Administrative Officer; and
 - (b) in the case of an urban council, be appointed by the Town Clerk.”.

7. Insertion of section 28A in principal Act

The principal Act is amended by inserting immediately after section 28, the following—

“28A. Powers of Building Committee

A Building Committee shall, in the performance of its functions, have the power to demolish or order the evacuation of buildings

constructed in contravention of this Act, and the conditions prescribed by the Minister, by regulations.”.

8. Amendment of section 33 of principal Act

Section 33 of the principal Act is amended by substituting for subsection (2), the following—

- “(2) A person who contravenes subsection (1) commits an offence and is liable, on conviction, to a fine of two currency points for every square meter of the built-up area or imprisonment for a term not exceeding five years, or both.”.

9. Amendment of section 34 of principal Act

Section 34 of the principal Act is amended—

- (a) in subsection (3), by substituting for paragraph (a), the following—

“(a) an engineering design and plans stamped by a registered structural engineer, including the name, registration number of the structural engineer and his or her signature, a copy of the registration certificate of the structural engineer and a copy of the engineering design calculations;”; and

- (b) by inserting immediately after subsection (3), the following—

“(3a) In this section, “multi-storied structure or building” means a building of a height of more than twelve meters.”.

10. Amendment of section 35 of principal Act

Section 35 of the principal Act is amended—

- (a) by inserting immediately after subsection (4), the following—
- “(4a) Where an application is resubmitted under subsection (4), the period for processing the application prescribed in subsection (1) shall commence from the date of resubmission of the application.
- (4b) A Building Committee may defer an application and require the applicant to submit additional information.
- (4c) Where an application is deferred under subsection (4b), the applicant shall submit the additional information within twelve months and shall not be required to make additional payment for that application.”; and
- (b) by inserting immediately after subsection (7), the following—
- “(8) Where a Building Committee fails to make a decision on an application for a building permit within the period specified under subsection (1), the applicant may make a complaint to the Chief Administrative Officer, in the case of a district, or the Town Clerk, in the case of an urban council.
- (9) The Chief Administrative Officer, in the case of a district, or the Town Clerk, in the case of an urban council, shall on receipt of a complaint under subsection (8), direct the Building Committee to make a decision on the application within a specified period of time not being later than thirty days from the receipt of the directive.
- (10) Where a Building Committee fails to make a decision on an application for a building permit within the

period specified under subsection (9), the applicant may appeal to the Board.”.

11. Amendment of section 36 of principal Act

Section 36 of the principal Act is amended by repealing subsection (3).

12. Amendment of section 37 of principal Act

Section 37 of the principal Act is amended—

- (a) by inserting immediately after subsection (2), the following—

“(2a) The application referred to in subsection (2) shall be made at least thirty days prior to the expiry of the building permit.”; and

- (b) in subsection (3), by substituting for the words “not exceeding twenty-five currency points”, the words “of two currency points per square meter of the built-up area, after the expiry of the building permit”.

13. Amendment of section 40 of principal Act

Section 40 of the principal Act is amended by substituting for subsection (1), the following—

“(1) A Building Committee may, where a building—

- (a) is in a state of disrepair;
- (b) is dilapidated;
- (c) is unsafe; or
- (d) is showing signs of disrepair or dilapidation,

by notice in writing, order the owner of the building to demolish the building or cause the building to be demolished at the cost of the owner or take remedial action on the building, as the case may be, to a standard determined by the Building Committee.”.

14. Amendment of section 41 of principal Act

Section 41 of the principal Act is amended in subsection (3), by substituting for the words “not exceeding forty-eight currency points”, the words “of five currency points per square meter of the area built using a prohibited method or material”.

15. Insertion of section 41A in principal Act

The principal Act is amended by inserting immediately after section 41, the following—

“41A. Use of unconventional methods, technologies and materials in building operations

- (1) The Minister may, by notice in the *Gazette*, on the recommendation of the Board, approve the use of unconventional methods, technologies and materials in building operations.
- (2) The Minister shall, by statutory instrument, prescribe the procedure for the approval under subsection (1).”.

16. Amendment of section 43 of principal Act

Section 43 of the principal Act is amended—

- (a) in subsection (2), by substituting for the words “within fourteen days”, the words “within thirty days”; and
- (b) by inserting immediately after subsection (5), the following—
 - “(6) Where a Building Committee fails to make a decision on an application for an occupation permit within the period specified under subsection (2), the applicant may make a complaint to the Chief Administrative Officer, in the case of a district, or to the Town Clerk, in the case of an urban council.
 - (7) The Chief Administrative Officer, in the case of a district, or the Town Clerk, in the case of an urban

council, shall on receipt of a complaint under subsection (6), direct the Building Committee to make a decision on the application within a specified period of time not being later than fourteen days from the receipt of the directive.

- (8) Where a Building Committee fails to make a decision on an application for an occupation permit within the period specified under subsection (7), the applicant may appeal to the Board.”.

17. Amendment of section 44 of principal Act

Section 44 of the principal Act is amended—

- (a) by substituting for the headnote, the following—

“44. Liability for causing accidents in buildings or on building construction sites”; and

- (b) by substituting for subsection (1), the following—

“(1) Any person whose negligence, commission or omission causes or leads to the occurrence of an accident on a building or a building construction site, which results in the injury or death of another person or the destruction of property, commits an offence and is liable, on conviction, to a fine not exceeding five hundred currency points or to imprisonment for a term not exceeding twelve years, or both.”.

18. Amendment of section 45 of principal Act

Section 45 of the principal Act is amended by inserting immediately after subsection (2), the following—

- “(3) A person who undertakes a building operation shall comply with the National Building Code issued under this section.”.

19. Amendment of section 46 of principal Act

Section 46 of the principal Act is amended by inserting immediately after subsection (2), the following—

- “(3) A Building Committee shall submit a report to the Board every quarter, on its activities under this Act.”.

20. Amendment of section 50 of principal Act

Section 50 of the principal Act is amended by substituting for the word “addressee”, the words “owner of the building operation”.

21. Amendment of section 51 of principal Act

Section 51 of the principal Act is amended in subsection (2)—

- (a) in paragraph (d), by inserting immediately after the words “forty-eight currency points”, the words “per ten square meters of the built-up area in contravention of the regulations”; and
- (b) by inserting immediately after paragraph (f), the following—
 - “(fa) prescribe the procedure to be followed by the Building Committee in demolishing buildings under this Act;
 - (fb) prescribe the procedure for approval of use of unconventional methods, technologies and materials for building;
 - (fc) prescribe express penalties in respect of strict liability offences under this Act;
 - (fd) prescribe the procedure for resolving complaints made under this Act;”.