

# The Tanzania Investment Checklist

A practical first-pass checklist for anyone considering investing, buying property, or registering a business in Tanzania.

---

## 1. Before You Commit Any Capital

- Confirm your investment structure with the Tanzania Investment Centre (TIC) if the project qualifies for TIC facilitation.
- Decide your entity type and confirm registration requirements with BRELA (Business Registrations and Licensing Agency).
- Identify whether your sector requires a specific sector license (e.g. mining, tourism, agriculture) in addition to general registration.
- Budget realistically for local legal and accounting fees — cutting corners here is the single most common costly mistake.

## 2. Land & Property Due Diligence

- Never rely on a seller's own title documents alone — verify independently through a registered surveyor.
- Confirm whether the land is under Right of Occupancy (granted or customary) and what that means for your intended use.
- Understand foreign ownership restrictions — most foreign buyers use leasehold or TIC-facilitated structures, not direct freehold.
- Visit the property in person (or have a trusted local representative do so) before any deposit changes hands.
- Get a written agreement reviewed by independent legal counsel before signing anything.

## 3. NGO & Charity Logistics

- Register your organisation's local presence through the correct government office before beginning field activity.
- Arrange vetted local introductions to community leaders before formal outreach begins.
- Plan bilingual (English/Swahili) materials and translation for meetings — this changes outcomes, not just language.

- Build in realistic transport and accommodation logistics for rural field visits.

## 4. Working With Local Partners

- Prefer one accountable local contact over a chain of subcontractors — it's easier to hold one person to a standard.
- Ask for licenses and registration numbers up front (e.g. TTLB for guides, BRELA for businesses) and verify them.
- Put scope, fees, and responsibilities in a signed agreement before any on-ground work begins.
- Agree on a realistic response-time expectation and a backup contact for time-sensitive matters.

---

*This checklist is general information only and does not constitute legal, financial, or investment advice. Always verify current regulations and engage independent, licensed legal and financial counsel before committing capital or entering into any binding agreement in Tanzania.*

Prepared by Jonathan Ghikas — Trusted Tanzania Host · TTLB Licensed · BRELA Registered · Morogoro, Tanzania  
WhatsApp: +255 757 247 973 | Email: [info@ghikasadventures.com](mailto:info@ghikasadventures.com) | [tanzaniahost.ghikasadventures.com](http://tanzaniahost.ghikasadventures.com)