

- Belongers 18 years or older, who do not own land or previously received an allocation of residential Crown Land.
29. The Virgin Islands Crown Lands Management Act, 2024 provides for the allocation of Crown Lands for commercial use on a leasehold arrangement at market rates and may be granted to companies or individuals. Applicants shall, in addition to the relevant documents, be required to submit a business plan. The term of lease shall be for a period not exceeding 99 years and may be guided by the Crown Lands Policy and Marine Estate Administration Policy.
  30. Under The Virgin Islands Crown Lands Management Act, 2024, Crown Lands suitable for agricultural use shall only be made available on a leasehold arrangement to the Virgin Islands Agriculture and Fisheries Marketing Authority, which shall be responsible for the sub-leasing and issuing of licenses.
  31. Under The Virgin Islands Crown Management Act, 2024, regarding allocation of Crown Lands for Seabed Development and Reclamation, Cabinet shall take into account national development priorities. A person shall be eligible to apply subject to conditions determined by Cabinet. Seabed development and reclamation shall only be carried out subject to full approvals by the Planning Authority and Building Authority and shall be at the expense of the developer. All lands formed by reclamation shall be deemed to be Crown Lands.
  32. The Minister's powers to provide extensions are specifically related to the Cancellation of Disposition or Grant of Crown Land. Section 35 (1-3) discusses situations in which individuals may be in default of payment for their award of Crown Land. In these cases, the Minister has the discretion to review the circumstances and, if warranted, may grant an extension of up to 90 days for either the payment of owed amounts or compliance with conditions.
  33. Under The Virgin Islands Crown Management Act, 2024, where a person who holds a grant or disposition of Crown Land defaults in payment of money due to the government or fails or neglects to observe or perform a condition, stipulation or term under any agreement, the Unit may send a notice requiring the person to pay the money due or to comply with the condition, stipulation or term within 90 days.
  34. Under The Virgin Islands Crown Management Act, 2024, the Government shall have the first right of refusal on the sale of unimproved lands granted or disposed for residential purposes.
  35. Under The Virgin Islands Crown Management Act, 2024, permits may be issued to persons for other specific activities on Crown Lands as may be approved.
  36. The Virgin Islands Crown Management Act, 2024 provides for Crown Lands to be granted or disposed of as a reward for achievements and services of national significance.
  37. Under The Virgin Islands Crown Management Act, 2024, the Crown Lands Unit shall be responsible for reviewing all lease agreements to ensure lessees fulfil their obligations and use land for the approved purposes; ensuring permit holders are fulfilling their obligations in accordance with the conditions of the

- permit; and generally addressing matters of encroachment relative to Crown Lands.
38. Under The Virgin Islands Crown Management Act, 2024, the Minister may designate staff of the Crown Lands Unit or other persons to act as authorized inspectors. An authorized inspector may conduct regular investigations and inspections and make inquiries and examinations to verify compliance with lease and permit terms and conditions, land use regulations and environmental standards; assess land use, development activities and environmental impact mitigation measures; and ascertain whether the provisions of this Act or regulations are being complied with.
  39. Under The Virgin Islands Crown Management Act, 2024, members of the public may report potential violations or concerns regarding Crown Lands use and such measures and action as may be required may be taken by the Crown Lands Unit through authorized inspectors to address such noncompliance.
  40. The Virgin Islands Crown Management Act, 2024 provides for the establishment of a Crown Land Appeals Tribunal for the purposes of hearing appeals of persons aggrieved from any decision made pursuant to this Act. The Tribunal shall be appointed by the Minister with the approval of Cabinet and shall consist of a Chairperson and two other persons, including a legal practitioner with at least ten years' experience.
  41. Under The Virgin Islands Crown Management Act, 2024, no action, suit, prosecution or other proceedings shall be brought or instituted personally against any member of the Tribunal in respect of an act done in good faith in pursuance or execution or intended execution of the provisions of this Act.
  42. Under The Virgin Islands Crown Management Act, 2024, a person aggrieved by a decision made under this Act may, within 42 days of receiving written notice of the decision, file a notice of appeal to the Tribunal in the manner prescribed.
  43. Under The Virgin Islands Crown Management Act, 2024, the Tribunal may after hearing an appeal, affirm, dismiss, or vary the decision appealed against or set aside and remit the matter concerned for reconsideration by the Board.
  44. Under The Virgin Islands Crown Management Act, 2024, any person who fails to comply with an order of the Tribunal commits an offence and is liable, on summary conviction, to a fine not exceeding \$10,000 or to imprisonment for a term not exceeding 2 years.
  45. Under The Virgin Islands Crown Management Act, 2024, a person commits an offence if the person occupies or possesses Crown land without lawful authority; obstructs, hinders or resists any person in the execution of his or her functions under this Act; or fails to comply with any lawful requirement under this Act, and is liable on summary conviction to a fine not exceeding \$10,000 or to imprisonment for a term not exceeding 2 years.
  46. Under The Virgin Islands Crown Management Act, 2024, the fees specified in the Schedule to this Act shall be payable in respect of the matters referred to and such fees shall be paid into the Consolidated Fund.



GOVERNMENT OF THE  
VIRGIN ISLANDS



# THE GOVERNANCE REFORM PLAN

Creating a Brighter Future  
for the Virgin Islands

**The Virgin Islands  
Crown Lands  
(Amendment) Act, 2024**



# THE VIRGIN ISLANDS CROWN LANDS (AMENDMENT) ACT, 2024

1. The Virgin Islands Crown Lands Management Act, 2024 provides for the acquisition, administration, management, development, use, regulation, control and disposition of crown lands and all other matters related thereto.
2. The Virgin Islands Crown Lands Management Act, 2024 was enacted by the Legislature of the Virgin Islands on 17th day of June 2024, assented to by His Excellency The Governor on 27th August 2024, and gazetted on 29th August 2024. It comes/came into force ????
3. The 56 sections of The Virgin Islands Crown Lands Management Act, 2024 cover Preliminaries, Establishment of Board, Ministry for Crown Lands and Crown Lands Unit, Application Process for Grant and Disposition of Crown Lands, Application for Permits, Reward for Achievement and Services of National Significance, Compliance and Enforcement, Appeals Process, and Miscellaneous Provisions.
4. The Virgin Islands Crown Lands Management Act, 2024 provides for the collection, recording and dissemination of information relating to Crown Lands.
5. The Virgin Islands Crown Lands Management Act, 2024 is designed to ensure that there are adequate and suitable Crown Lands for use by Government for its administration, operations and achievement of agreed development objectives, in order to meet the needs of the public.
6. The Virgin Islands Crown Lands Management Act, 2024 will facilitate the lease of Crown Lands to private parties to achieve development objectives.
7. The Virgin Islands Crown Lands Management Act, 2024 will facilitate disposal of Crown Lands, if available, to eligible Virgin Islanders without the means to otherwise acquire lands to facilitate affordable land and home ownership.
8. The Virgin Islands Crown Lands Management Act, 2024 will manage Crown Land development, especially in the marine space, to conserve biodiversity, reduce pollution from terrestrial and marine-based sources while supporting sustainable social and economic opportunities.
9. The Virgin Islands Crown Lands Management Act, 2024 provides for the acquisition of lands to increase the Crown's estate to facilitate achievement of development objectives, environmental protection or restoration and adaptation to climate change, including through migration and relocation strategies.
10. The Virgin Islands Crown Lands Management Act, 2024 applies to Crown Lands in the Territory, including the seabed, except Wickham's Cay, lands formerly part of the Nottingham Estate in Long Look; and any other land that Cabinet may by Order exclude.
11. Any grant or disposition of Crown Lands under The Virgin Islands Crown Lands Management Act, 2024 shall require the prior approval of Cabinet.

12. The Virgin Islands Crown Lands Management Act, 2024 establishes a Crown Lands Advisory Board, which shall make recommendations to Cabinet on the grant and disposition of available Crown Lands to eligible persons.
13. Under The Virgin Islands Crown Management Act, 2024, the Minister may give the Board directions necessary in the public interest for the administering of Crown lands and the Board shall give effect to such directions.
14. The Virgin Islands Crown Lands Management Act, 2024 provides for the Board to comprise of not more than 11 persons: the Permanent Secretary of the Ministry responsible for Crown Lands; the Chief Planner; and nine other members appointed by the Minister upon the approval by Cabinet, one nominated by the Premier and the other by the Leader of the Opposition, representing Tortola, Anegada, Virgin Gorda, Jost Van Dyke and Salt Island, and from the law, construction, banking, real estate or any other relevant field.
15. Under The Virgin Islands Crown Lands Management Act, 2024, the Minister shall designate a public officer from within the Ministry to be the Secretary. The Minister, after consultation with the Leader of Opposition and with the approval of Cabinet, shall appoint one of the Members as Chairperson and another as Deputy Chairperson.
16. Under The Virgin Islands Crown Lands Management Act, 2024, a member of the Board, other than a government member, shall hold office for a period not exceeding 3 years, but is eligible for re-appointment for an additional 3-year term on the expiration of his or her term of office. Appointments of non-Government members shall be staggered to ensure that no more than two representatives are re-appointed in any calendar year
17. Under The Virgin Islands Crown Lands Management Act, 2024, a member of the Board may resign at any time, by notice in writing addressed to the Minister and transmitted through the Chairperson The Chairperson may resign at any time by notice in writing addressed to the Minister. Resignations become effective upon receipt by the Minister, unless otherwise specified to take effect on another date.
18. Under The Virgin Islands Crown Lands Management Act, 2024, the Minister, with the approval of Cabinet, may revoke the appointment of a Board member, other than a government member, if the member becomes of unsound mind, is unable, unfit or unwilling to perform his or her functions, absent from three consecutive meetings without leave or reasonable cause, guilty of misconduct, convicted of an offence involving fraud or dishonesty or sentenced for any offence punishable by imprisonment for 12 months or more, failed to notify the Board of a conflict of interest, acts in a way detrimental to the Board, or submits false or misleading information during the applications process.
19. Under The Virgin Islands Crown Lands Management Act, 2024, where a member is unable to participate in the business of the Board by reason of illness or other cause, the Minister with the approval of Cabinet, may appoint a person

to act as a member in his or her stead.

20. Under The Virgin Islands Crown Lands Management Act, 2024, no action, suit, prosecution or other proceedings shall be brought against a member of the Board or a person acting under the direction of the Board for any act or omission of the Board or anything done or permitted or any omission made in good faith, in the course of the operations of the Board or in the execution or intended execution of any function under this Act.
21. Under The Virgin Islands Crown Lands Management Act, 2024, a member of the Board who is not a public officer shall be paid such remuneration, if any, as Cabinet may determine, and the payments shall be made out of the Consolidated Fund.
22. Under The Virgin Islands Crown Lands Management Act, 2024, the Board shall prepare an annual report which shall be submitted to the Minister through the Chairperson on or before the 30th day of April in each year relating to the activities of the Board during the previous year.
23. Under The Virgin Islands Crown Lands Management Act, 2024, the Ministry responsible for Crown Lands may advise the public of Crown Lands available for lease or sale by publishing notices in the Gazette, at least two newspapers and on the Virgin Islands Government's website; and by making available a Crown Lands Register for public view.
24. Under The Virgin Islands Crown Lands Management Act, 2024, the Minister shall be responsible for allocating Crown Lands for government; initiating a land acquisition programme; determining lands to be held in reserve; governing the use of Crown Lands through a Land-Use Plan; ensuring Crown Lands are utilized for the public good; identifying strategic land acquisitions to meet public needs; and developing and updating the Land-Use Plan every 5 years.
25. The Virgin Islands Crown Lands Management Act, 2024 provides for the establishment of a Crown Lands Unit and a Chief Lands Officer and such other public officers assigned for the efficient, management and functioning of the Unit.
26. Under The Virgin Islands Crown Lands Management Act, 2024, the Crown Lands Unit shall be responsible for the monitoring, control, general administration and management of all matters relating to Crown Lands, including strategic planning; monitoring uses; managing acquisitions; monitoring and reviewing existing lease agreements; addressing matters of encroachment; and re-parceling of Crown Lands.
27. The Virgin Islands Crown Lands Management Act, 2024 provides for the grant and disposition of Crown Lands for Residential use; Agricultural use; Commercial use; and Seabed Development and Reclamation.
28. The Virgin Islands Crown Lands Management Act, 2024 provides for the grant and disposition of Crown Lands for residential purposes to Virgin Islanders or