STATUTORY INSTRUMENTS

1981 No. 54

LAND REGISTRATION

The Land Registration Fee Order 1981

Made - - - - *2nd January* 1981

Coming into Operation *1st April* 1981

The Lord Chancellor, with the advice and assistance of the Rule Committee appointed in pursuance of section 144 of the Land Registration Act 1925(a), and the Treasury, in exercise of the powers conferred on them by section 145 of that Act and sections 2 and 3 of the Public Offices Fees Act 1879(b), hereby make and concur in the following Order:—

PART I

Citation, commencement and interpretation

1.—(1) This Order may be cited as the Land Registration Fee Order 1981 and shall come into operation on 1st April 1981.

(2) In this Order, unless the context otherwise requires:—

"account holder" means a person or firm holding a credit account;

"the Act" means the Land Registration Act 1925;

"charge" includes sub-charge;

"compulsory area" means an area in which registration of title is compulsory on sale;

"credit account" means an account authorised by the Registrar under paragraph 17(1);

"monetary consideration" means a consideration in money or money's worth (other than a nominal consideration or a consideration solely of a covenant to pay money owing on a mortgage);

"paragraph" means paragraph of this Order or, as the case may be, of a Schedule;

"scale fee" means a fee payable in accordance with a scale set out in Schedule 1, 2, 3 or 4;

"Schedule" means a Schedule to this Order;

"share in registered land" means a share in the proceeds of sale of registered land held on trust for sale.

(a) 1925 c. 21. (b) 1879 c. 58.

PART II

SCALE AND FIXED FEES; ABATEMENTS AND EXEMPTIONS

First Registration

2.—(1) The fee for an application for the first registration of a title (other than an application by an original lessee or a rentcharge owner referred to in sub-paragraphs (3) and (4) below) shall be paid in accordance with Scale 1 in Schedule 1 on the value of the land.

(2) The value of the land shall be determined as follows:

(*a*) Where, within one year of a sale (other than an exchange, whether or not any equality money is paid), the purchaser applies for first registration of his title, the value of the land shall be taken as the amount of the purchase money together with the amount outstanding at the time of the purchase under any charge or mortgage subject to which the land was purchased.

(*b*) In the case of an application for first registration not falling within sub-paragraph (*a*) above, the value of the land shall be ascertained by the Registrar at such sum as in his opinion the land would fetch if sold in the open market at the date of the application free from any charge or mortgage; and as evidence of such value the Registrar may require a statement in writing, signed by the applicant or his solicitor or by any other person who, in the Registrar's opinion, is competent to make such a statement.

(*c*) Where an application for first registration is made on the purchase of a leasehold estate by the reversioner or of a reversion by the leaseholder or on any other like occasion and merger of an unregistered interest takes place, the value of the land shall be the combined value of the reversionary and merged interests determined in accordance with sub-paragraphs (*a*) and (*b*) above.

(3) The fee for an application for the first registration of a title to a lease (whether or not deriving from a registered freehold or leasehold title) by the original lessee or his personal representative shall be paid in accordance with Scale 1 in Schedule 1 on any money payment made by the lessee as part of the same transaction by way of fine, premium or otherwise and in accordance with Scale 2 in Schedule 2 on the largest ascertainable amount of annual rent reserved.

Provided that, when the amount of the rent is not ascertainable at the date of application for registration, the lease shall be treated as having been granted at a rent which attracts a fee of £6 under Scale 2 in Schedule 2.

(4) The fee for an application for the first registration of a title to a rentcharge shall be that specified in paragraph (7) of Part I of Schedule 5.

Dealings not for value with registered land or a registered charge

3.—(1) The fee for an application for the registration of:

(*a*) a transfer otherwise than for monetary consideration (including a transfer for the purpose of giving effect to the disposition otherwise than for monetary consideration of a share in registered land or a registered charge);

(*b*) an exchange (whether or not money is paid for equality);

(*c*) a surrender of a registered lease otherwise than for monetary consideration (whether effected by deed or otherwise);

(*d*) a transmission on death or bankruptcy;

(*e*) an assent (including a vesting assent);

(*f*) an appropriation;

(*g*) a rectification of the register;

(*h*) a vesting order or declaration under section 47 of the Act;

(*i*) a transfer by a company falling within section 55 of the Finance Act 1927(**a**) or section 42 of the Finance Act 1930(**b**);

shall be paid in accordance with Scale 3 in Schedule 3 on the value of the land in each registered title or on the amount secured by each registered charge which is the subject of the dealing but after deducting therefrom the amount secured on the land or, as the case may be, on the charge by any prior charge.

Provided that

(i) in the case of a disposition of only a share in registered land or in a registered charge the fee shall be paid in accordance with Scale 3 in Schedule 3 on the equivalent proportion of the value of the land in each registered title or on the equivalent proportion of the amount secured by each registered charge which is the subject of the dealing but after deducting therefrom an equivalent proportion of the amount secured on the land or, as the case may be, on the charge by any prior charge.

(ii) where, in the case of rectification of the register, the fee appears to the Registrar to be unreasonable or excessive he may reduce or waive it.

(2) For the purpose of this paragraph the value of registered land shall be ascertained by the Registrar at such sum as in his opinion it would fetch if sold in the open market at the date of the application free of any charge or mortgage; and as evidence of such value the Registrar may require a statement in writing, signed by the applicant or his solicitor or by any other person who, in the Registrar's opinion, is competent to make such a statement.

Dealings for value with registered land or a registered charge

4.—(1) The fee for an application for the registration of:

(*a*) a transfer for monetary consideration (not being a dealing mentioned in paragraph 3);

(*b*) a transfer for the purpose of giving effect to the disposition for monetary consideration of a share in registered land or in a registered charge;

(*c*) a surrender of a registered lease for monetary consideration (whether effected by deed or otherwise);

(*d*) a charge;

shall be paid on the amount of the consideration or, as the case may be, on the amount of the charge in accordance with Scale 4 in Schedule 4.

(2) Where a sale and a sub-sale of land are effected by one instrument of transfer, the fee shall be assessed upon the consideration paid by the sub-purchaser.

Fixed fees (miscellaneous applications, office copies and other services)

5.—(1) The fees for the applications and services specified in Schedule 5 shall be those set out in that schedule.

(**a**) 1927 c. 10. (**b**) 1930 c. 28.

(2) The Registrar may, if he thinks fit, waive or remit any fee or part of a fee or any category of fee payable under this paragraph.

Abatements and exemptions

6.—(1) The abatements set out in Part I of Schedule 6 shall apply in respect of the applications therein mentioned.

(2) No fee shall be payable in respect of any of the applications and services specified in Part II of Schedule 6.

Cancellation of noted lease or rentcharge

7. The fee for an application to cancel an entry in the register of notice of an unregistered lease or of an unregistered rentcharge which has determined on merger, surrender or otherwise shall be paid in accordance with Scale 1 in Schedule 1 on the value thereof at the time of its determination.

PART III

SPECIAL PROVISIONS AS TO CHARGES

Charge secured on registered and unregistered land

8. Where a charge is secured on unregistered land or other property as well as on registered land, the fee under Scale 4 in Schedule 4 for registration of the charge shall be payable on an amount calculated in accordance with the following formula:—

$$\frac{\text{Value of registered land}}{\text{Value of whole security}} \times \text{Total sum secured}$$

Additional or substituted security or guarantee

9. The fee under Scale 4 in Schedule 4 for the registration of a charge by way of additional or substituted security or by way of guarantee shall be payable on the amount secured or guaranteed:

Provided that the amount on which such fee is to be paid shall not exceed the value of the land after deducting therefrom the amount secured on it by any prior registered charge.

Charge to secure further advances

10.—(1) A charge to secure further advances, where the total amount of the advances or of the money to be owing at any one time is in any way limited, shall be treated as a charge to secure the amount so limited.

(2) A charge to secure further advances, where the total amount of the advances or of the money to be owing at any one time is in no way limited, shall be treated as a charge to secure an amount equal to the value of the registered land comprised in the charge after deducting therefrom the amount secured on it by any prior registered charge.

PART IV

GENERAL AND ADMINISTRATIVE PROVISIONS

Refund of fees

11.—(1) If an amount exceeding the prescribed fee has been paid, there shall be refunded any excess remaining after the deduction, if the Registrar so directs, of an amount not exceeding £3 in respect of the costs of repayment.

(2) Subject to the provisions of paragraph 12(1), if any application is cancelled or withdrawn no part of the fee therefor shall be refunded unless the Registrar otherwise directs.

Exceptional work and costs

12.—(1) If an application for first registration (other than an application founded upon an assurance inducing compulsory registration of title) or an application for conversion from one class of title to another entails an exceptional amount of work, such additional fee shall be payable as the Registrar shall direct without having regard to any maximum fee. Notification of the additional fee shall be given to the applicant and, if he then elects to withdraw his application, any fee already paid thereon shall be refunded.

(2) If, in the course of dealing with any application, the Registrar directs publication of an advertisement, the making of a survey (other than a survey to identify on the ordnance map land in a compulsory area) or any other special enquiry, the costs so incurred shall be defrayed by the applicant unless the Registrar directs to the contrary.

Special expedition

13. Where application for special expedition in connection with an application is granted, such further fee, being not less than £10, shall be payable as the Registrar shall direct having regard to the special work involved.

Fixed boundaries

14. Where application is made for the boundaries of land to be noted on the register as fixed under rule 277 of the Land Registration Rules 1925(**a**), such fee shall be charged as the Registrar may consider necessary to cover the cost of any examination of title, enquiries, mapping, surveying, notices or other work involved.

Applications not otherwise referred to

15. Upon an application for which no other fee is payable under this Order and which is not exempt from payment, there shall be paid such fee (if any) not exceeding a fee under Scale 4 in Schedule 4 on the value of the land or on the amount of the charge as the Registrar shall direct having regard to the work involved.

Method of payment

16. Subject to the provisions of paragraph 17:—

(i) every fee shall be paid by means of a cheque or postal order crossed and made payable to H.M. Land Registry, or by Land Registry adhesive stamps;

(ii) where a fee is paid by means of a cheque, the application shall not be completed until due time has been allowed for the cheque to be cleared and, if the cheque is not honoured, the application shall be cancelled;

(iii) where the amount of a fee payable upon an application is immediately ascertainable, the fee shall be paid on delivery of the application;

(**a**) S.R. & O. 1925/1093.

(iv) where the amount of a fee payable upon an application is not immediately ascertainable, on delivery of the application there shall be paid on account of the fee such sum as the Registrar shall direct and there shall be lodged therewith an undertaking to pay on demand the balance of the fee due.

Credit accounts

17.—(1) Any person or firm may, if authorised by the Registrar, use a credit account in accordance with this paragraph for the purpose of the payment of fees for applications of such kind as the Registrar shall from time to time direct.

(2) When an account holder makes an application in respect of which credit facilities are available, he may make a request, in such manner as the Registrar shall direct, for the appropriate fee to be debited to the account holder's credit account.

(3) A statement of account shall be sent by the Registrar to each account holder at the end of each calendar month or such other period as the Registrar shall direct either in any particular case or generally.

(4) On receipt of the statement and if no question arises thereon the account holder shall pay by cheque any sum due on his account forthwith.

(5) Cheques shall be crossed and made payable to H.M. Land Registry and sent to the Accounts Section, H.M. Land Registry, Burrington Way, Plymouth, PL5 3LP or at such other address as the Registrar shall direct.

(6) The Registrar may at any time and without giving reasons terminate or suspend any or all authorisations given under sub-paragraph (1) above.

Revocation

18. The Land Registration Fee Order 1976(a) is hereby revoked.

Dated 18th December 1980. *Hailsham of St. Marylebone,* C.

J. A. Douglas-Hamilton,
Carol Mather,
Two of the Lords Commissioners of Her Majesty's Treasury.

Dated 2nd January 1981.

(a) S.I. 1976/1333.

SCHEDULE 1

Paragraph 2(1)–(3)
Paragraph 7

SCALE 1

FIRST REGISTRATION

CANCELLATION OF NOTED LEASE OR RENTCHARGE

NOTE 1: For abatement of fee for registration of charge accompanying application for first registration, see Schedule 6, Abatement 1.

NOTE 2: Where the amount of the value is a figure which includes pence, the value may be rounded down to the nearest £1.

Value £	*Fee* £	*Value* £	*Fee* £
0– 4,000	6·00	92,001– 94,000	141·00
4,001– 6,000	9·00	94,001– 96,000	144·00
6,001– 8,000	12·00	96,001– 98,000	147·00
8,001– 10,000	15·00	98,001–100,000	150·00
10,001– 12,000	18·00	100,001–110,000	152·00
12,001– 14,000	21·00	110,001–120,000	154·00
14,001– 16,000	24·00	120,001–130,000	156·00
16,001– 18,000	27·00	130,001–140,000	158·00
18,001– 20,000	30·00	140,001–150,000	160·00
20,001– 22,000	33·00	150,001–160,000	162·00
22,001– 24,000	36·00	160,001–170,000	164·00
24,001– 26,000	39·00	170,001–180,000	166·00
26,001– 28,000	42·00	180,001–190,000	168·00
28,001– 30,000	45·00	190,001–200,000	170·00
30,001– 32,000	48·00	200,001–210,000	172·00
32,001– 34,000	51·00	210,001–220,000	174·00
34,001– 36,000	54·00	220,001–230,000	176·00
36,001– 38,000	57·00	230,001–240,000	178·00
38,001– 40,000	60·00	240,001–250,000	180·00
40,001– 42,000	63·00	250,001–260,000	182·00
42,001– 44,000	66·00	260,001–270,000	184·00
44,001– 46,000	69·00	270,001–280,000	186·00
46,001– 48,000	72·00	280,001–290,000	188·00
48,001– 50,000	75·00	290,001–300,000	190·00
50,001– 52,000	78·00	300,001–310,000	192·00
52,001– 54,000	81·00	310,001–320,000	194·00
54,001– 56,000	84·00	320,001–330,000	196·00
56,001– 58,000	87·00	330,001–340,000	198·00
58,001– 60,000	90·00	340,001–350,000	200·00
60,001– 62,000	93·00	350,001–360,000	202·00
62,001– 64,000	96·00	360,001–370,000	204·00
64,001– 66,000	99·00	370,001–380,000	206·00
66,001– 68,000	102·00	380,001–390,000	208·00
68,001– 70,000	105·00	390,001–400,000	210·00
70,001– 72,000	108·00	400,001–410,000	212·00
72,001– 74,000	111·00	410,001–420,000	214·00
74,001– 76,000	114·00	420,001–430,000	216·00
76,001– 78,000	117·00	430,001–440,000	218·00
78,001– 80,000	120·00	440,001–450,000	220·00
80,001– 82,000	123·00	450,001–460,000	222·00
82,001– 84,000	126·00	460,001–470,000	224·00
84,001– 86,000	129·00	470,001–480,000	226·00
86,001– 88,000	132·00	480,001–490,000	228·00
88,001– 90,000	135·00	490,001–500,000	230·00
90,001– 92,000	138·00	500,001–510,000	232·00

Value £	*Fee* £	*Value* £	*Fee* £
510,001–520,000	234·00	760,001–770,000	284·00
520,001–530,000	236·00	770,001–780,000	286·00
530,001–540,000	238·00	780,001–790,000	288·00
540,001–550,000	240·00	790,001–800,000	290·00
550,001–560,000	242·00	800,001–810,000	292·00
560,001–570,000	244·00	810,001–820,000	294·00
570,001–580,000	246·00	820,001–830,000	296·00
580,001–590,000	248·00	830,001–840,000	298·00
590,001–600,000	250·00	840,001–850,000	300·00
600,001–610,000	252·00	850,001–860,000	302·00
610,001–620,000	254·00	860,001–870,000	304·00
620,001–630,000	256·00	870,001–880,000	306·00
630,001–640,000	258·00	880,001–890,000	308·00
640,001–650,000	260·00	890,001–900,000	310·00
650,001–660,000	262·00	900,001–910,000	312·00
660,001–670,000	264·00	910,001–920,000	314·00
670,001–680,000	266·00	920,001–930,000	316·00
680,001–690,000	268·00	930,001–940,000	318·00
690,001–700,000	270·00	940,001–950,000	320·00
700,001–710,000	272·00	950,001–960,000	322·00
710,001–720,000	274·00	960,001–970,000	324·00
720,001–730,000	276·00	970,001–980,000	326·00
730,001–740,000	278·00	980,001–990,000	328·00
740,001–750,000	280·00	990,001–1,000,000	330·00
750,001–760,000	282·00	1,000,001 and over	332·00

Paragraph 2(3)

SCHEDULE 2

SCALE 2

FIRST REGISTRATION BY ORIGINAL LESSEE

NOTE 1: On application for registration of title by an original lessee, fees are payable under this scale on the amount of the annual rent and also, if there is a premium, under Scale 1 on the amount of such premium.

NOTE 2: For abatement of fee for registration of charge accompanying application for first registration, see Schedule 6, Abatement 1.

NOTE 3: Where the amount of the rent is a figure which includes pence, the rent may be rounded down to the nearest £1.

Annual rent £	*Fee* £	*Annual rent* £	*Fee* £
0– 200	2·00	1,401– 1,500	15·00
201– 300	3·00	1,501– 1,600	16·00
301– 400	4·00	1,601– 1,700	17·00
401– 500	5·00	1,701– 1,800	18·00
501– 600	6·00	1,801– 1,900	19·00
601– 700	7·00	1,901– 2,000	20·00
701– 800	8·00	2,001– 2,100	21·00
801– 900	9·00	2,101– 2,200	22·00
901– 1,000	10·00	2,201– 2,300	23·00
1,001– 1,100	11·00	2,301– 2,400	24·00
1,101– 1,200	12·00	2,401– 2,500	25·00
1,201– 1,300	13·00	2,501– 2,600	26·00
1,301– 1,400	14·00	2,601– 2,700	27·00

Annual rent £	*Fee* £	*Annual rent* £	*Fee* £
2,701– 2,800	28·00	8,501– 8,600	86·00
2,801– 2,900	29·00	8,601– 8,700	87·00
2,901– 3,000	30·00	8,701– 8,800	88·00
3,001– 3,100	31·00	8,801– 8,900	89·00
3,101– 3,200	32·00	8,901– 9,000	90·00
3,201– 3,300	33·00	9,001– 9,100	91·00
3,301– 3,400	34·00	9,101– 9,200	92·00
3,401– 3,500	35·00	9,201– 9,300	93·00
3,501– 3,600	36·00	9,301– 9,400	94·00
3,601– 3,700	37·00	9,401– 9,500	95·00
3,701– 3,800	38·00	9,501– 9,600	96·00
3,801– 3,900	39·00	9,601– 9,700	97·00
3,901– 4,000	40·00	9,701– 9,800	98·00
4,001– 4,100	41·00	9,801– 9,900	99·00
4,101– 4,200	42·00	9,901–10,000	100·00
4,201– 4,300	43·00	10,001–11,000	110·00
4,301– 4,400	44·00	11,001–12,000	120·00
4,401– 4,500	45·00	12,001–13,000	130·00
4,501– 4,600	46·00	13,001–14,000	140·00
4,601– 4,700	47·00	14,001–15,000	150·00
4,701– 4,800	48·00	15,001–16,000	160·00
4,801– 4,900	49·00	16,001–17,000	170·00
4,901– 5,000	50·00	17,001–18,000	180·00
5,001– 5,100	51·00	18,001–19,000	190·00
5,101– 5,200	52·00	19,001–20,000	200·00
5,201– 5,300	53·00	20,001–21,000	210·00
5,301– 5,400	54·00	21,001–22,000	220·00
5,401– 5,500	55·00	22,001–23,000	230·00
5,501– 5,600	56·00	23,001–24,000	240·00
5,601– 5,700	57·00	24,001–25,000	250·00
5,701– 5,800	58·00	25,001–26,000	260·00
5,801– 5,900	59·00	26,001–27,000	270·00
5,901– 6,000	60·00	27,001–28,000	280·00
6,001– 6,100	61·00	28,001–29,000	290·00
6,101– 6,200	62·00	29,001–30,000	300·00
6,201– 6,300	63·00	30,001–31,000	310·00
6,301– 6,400	64·00	31,001 and over	320·00
6,401– 6,500	65·00		
6,501– 6,600	66·00		
6,601– 6,700	67·00		
6,701– 6,800	68·00		
6,801– 6,900	69·00		
6,901– 7,000	70·00		
7,001– 7,100	71·00		
7,101– 7,200	72·00		
7,201– 7,300	73·00		
7,301– 7,400	74·00		
7,401– 7,500	75·00		
7,501– 7,600	76·00		
7,601– 7,700	77·00		
7,701– 7,800	78·00		
7,801– 7,900	79·00		
7,901– 8,000	80·00		
8,001– 8,100	81·00		
8,101– 8,200	82·00		
8,201– 8,300	83·00		
8,301– 8,400	84·00		
8,401– 8,500	85·00		

Paragraph 3

SCHEDULE 3

SCALE 3

DEALINGS NOT FOR VALUE

NOTE 1: For abatement of fees for registration of transfers effecting changes of trustees and vestings pursuant to Court orders, see Schedule 6, Abatement 3.

NOTE 2: Where the amount of the value is a figure which includes pence, the value may be rounded down to the nearest £1.

Value £	*Fee* £
0– 10,000	4·00
10,001– 20,000	8·00
20,001– 30,000	12·00
30,001– 40,000	16·00
40,001– 50,000	20·00
50,001– 60,000	24·00
60,001– 70,000	28·00
70,001– 80,000	32·00
80,001– 90,000	36·00
90,001–100,000	40·00
100,001–110,000	44·00
110,001–120,000	48·00
120,001–130,000	52·00
130,001–140,000	56·00
140,001–150,000	60·00
150,001–160,000	64·00
160,001–170,000	68·00
170,001 and over	72·00

Paragraph 4

SCHEDULE 4

SCALE 4

DEALINGS FOR VALUE

NOTE 1: For abatement of fee for registration of charge accompanying application for registration of transfer for monetary consideration, see Schedule 6, Abatement 2.

NOTE 2: Where the amount of the value is a figure which includes pence, the value may be rounded down to the nearest £1.

Value £	*Fee* £	*Value* £	*Fee* £
0– 4,000	8·00	30,001– 32,000	78·00
4,001– 6,000	13·00	32,001– 34,000	83·00
6,001– 8,000	18·00	34,001– 36,000	88·00
8,001– 10,000	23·00	36,001– 38,000	93·00
10,001– 12,000	28·00	38,001– 40,000	98·00
12,001– 14,000	33·00	40,001– 42,000	103·00
14,001– 16,000	38·00	42,001– 44,000	108·00
16,001– 18,000	43·00	44,001– 46,000	113·00
18,001– 20,000	48·00	46,001– 48,000	118·00
20,001– 22,000	53·00	48,001– 50,000	123·00
22,001– 24,000	58·00	50,001– 52,000	128·00
24,001– 26,000	63·00	52,001– 54,000	133·00
26,001– 28,000	68·00	54,001– 56,000	138·00
28,001– 30,000	73·00	56,001– 58,000	143·00

Value £	*Fee* £	*Value* £	*Fee* £
58,001– 60,000	148·00	470,001–480,000	438·00
60,001– 62,000	153·00	480,001–490,000	443·00
62,001– 64,000	158·00	490,001–500,000	448·00
64,001– 66,000	163·00	500,001–510,000	453·00
66,001– 68,000	168·00	510,001–520,000	458·00
68,001– 70,000	173·00	520,001–530,000	463·00
70,001– 72,000	178·00	530,001–540,000	468·00
72,001– 74,000	183·00	540,001–550,000	473·00
74,001– 76,000	188·00	550,001–560,000	478·00
76,001– 78,000	193·00	560,001–570,000	483·00
78,001– 80,000	198·00	570,001–580,000	488·00
80,001– 82,000	203·00	580,001–590,000	493·00
82,001– 84,000	208·00	590,001–600,000	498·00
84,001– 86,000	213·00	600,001–610,000	503·00
86,001– 88,000	218·00	610,001–620,000	508·00
88,001– 90,000	223·00	620,001–630,000	513·00
90,001– 92,000	228·00	630,001–640,000	518·00
92,001– 94,000	233·00	640,001–650,000	523·00
94,001– 96,000	238·00	650,001–660,000	528·00
96,001– 98,000	243·00	660,001–670,000	533·00
98,001–100,000	248·00	670,001–680,000	538·00
100,001–110,000	253·00	680,001–690,000	543·00
110,001–120,000	258·00	690,001–700,000	548·00
120,001–130,000	263·00	700,001–710,000	553·00
130,001–140,000	268·00	710,001–720,000	558·00
140,001–150,000	273·00	720,001–730,000	563·00
150,001–160,000	278·00	730,001–740,000	568·00
160,001–170,000	283·00	740,001–750,000	573·00
170,001–180,000	288·00	750,001–760,000	578·00
180,001–190,000	293·00	760,001–770,000	583·00
190,001–200,000	298·00	770,001–780,000	588·00
200,001–210,000	303·00	780,001–790,000	593·00
210,001–220,000	308·00	790,001–800,000	598·00
220,001–230,000	313·00	800,001–810,000	603·00
230,001–240,000	318·00	810,001–820,000	608·00
240,001–250,000	323·00	820,001–830,000	613·00
250,001–260,000	328·00	830,001–840,000	618·00
260,001–270,000	333·00	840,001–850,000	623·00
270,001–280,000	338·00	850,001–860,000	628·00
280,001–290,000	343·00	860,001–870,000	633·00
290,001–300,000	348·00	870,001–880,000	638·00
300,001–310,000	353·00	880,001–890,000	643·00
310,001–320,000	358·00	890,001–900,000	648·00
320,001–330,000	363·00	900,001–910,000	653·00
330,001–340,000	368·00	910,001–920,000	658·00
340,001–350,000	373·00	920,001–930,000	663·00
350,001–360,000	378·00	930,001–940,000	668·00
360,001–370,000	383·00	940,001–950,000	673·00
370,001–380,000	388·00	950,001–960,000	678·00
380,001–390,000	393·00	960,001–970,000	683·00
390,001–400,000	398·00	970,001–980,000	688·00
400,001–410,000	403·00	980,001–990,000	693·00
410,001–420,000	408·00	990,001–1,000,000	698·00
420,001–430,000	413·00	1,000,001 and over	703·00
430,001–440,000	418·00		
440,001–450,000	423·00		
450,001–460,000	428·00		
460,001–470,000	433·00		

Paragraph 5(1)
Fixed Fees

SCHEDULE 5

PART I

Applications	*Fee*
(1) To register or modify a caution, restriction, notice or inhibition, or a note for which no other provision is made by this Order and for which the Registrar considers a fee should be paid—for each title affected	£3
Provided that (i) no such fee shall be payable if the application is accompanied by an application upon which a scale fee is payable;	
(ii) the maximum fee on any one application shall be £75.	
(2) To close or partly close a registered leasehold or rentcharge title on merger, surrender or otherwise—for each title closed or partly closed..	£5
Provided that no such fee shall be payable if the application is accompanied by an application upon which a scale fee is payable.	
(3) To remove land from the register	£10
(4) To convert from one class of title to another	£8
Provided that no fee shall be payable if the application for conversion is accompanied by an application upon which a scale fee is payable.	
(5) To take an affidavit or declaration	£2
(6) For any application affecting the minor interests index	£2
(7) First registration of a title to a rentcharge	£6

Paragraph 5(1)

PART II

Services	*Fee*
(1) Complete set of office copies in respect of a registered title (i.e., copy of entries in the register, the title plan and all instruments referred to on the register as being filed)—per set	£3
(2) Office copy in respect of a registered title—	
(*a*) of the register or any part thereof	£1
(*b*) of the title plan	£1
(*c*) of any document referred to on the register as being filed	£2
(3) Under the Land Registration (Official Searches) Rules 1978(**a**):	
(*a*) the extension of a period of priority under rule 6	£2
(*b*) an official search of the register by telephone or teleprinter under rule 9	£3
(*c*) an official search of the register without priority under rule 11 ...	£2
(*d*) an official inspection of the filed plan under rule 12	£1
(4) Approval of a draft document with or without a plan (except a standard form of transfer or lease submitted for approval in conjunction with an estate layout plan)	£5
(5) Official search of the index map—per property	£2
(6) Personal search of the index map—per property	£1
(7) Official search of the index of proprietors' names—per name	£2

(**a**) S.I. 1978/1600.

(8)	Personal search of the register or any part thereof other than by the registered proprietor	£1
(9)	Inspection of any document not referred to on the register	£2
(10)	Service of notice under rule 288(2) of the Land Registration Rules 1925	£2
(11)	Replacement of lost or destroyed land certificate or charge certificate (in addition to the cost of any advertisement)	£10

SCHEDULE 6 Paragraph 6(1)

PART I

Abatements

Charge accompanying application for first registration

Abatement 1. Where, on an application for first registration, a charge by the applicant, or by a predecessor in title of the applicant, is delivered either with the application or before the application is completed, no fee shall be payable for the registration of the charge.

Charge accompanying a transfer for monetary consideration

Abatement 2. Where a charge by the transferee under a transfer for monetary consideration of registered land is delivered either with the application to register the transfer or before the application is completed, no fee shall be payable for the registration of the charge.

Transfers effecting a change of trustees and vestings pursuant to Court orders

Abatement 3. Where an application is made for registration of—

(*a*) a transfer to give effect to the appointment of a new trustee or the discharge of an existing trustee, or

(*b*) an order of the Court operating to vest registered land or a registered charge on an appointment or discharge of a trustee, or

(*c*) a transfer or order of the Court or of the Charity Commissioners vesting registered land or a registered charge in the Official Custodian for Charities, or

(*d*) a transfer of a matrimonial home made pursuant to an order of the Court,

the fee payable shall be reduced to one half in respect of each registered title.

PART II Paragraph 6(2)

Exemptions

No fee shall be payable in respect of:—

(1) making a land certificate or charge certificate correspond with the register;

(2) changing the name, address or description of a registered proprietor or other person referred to on the register, or changing the description of a property;

(3) registering a discharge of a registered charge;

(4) registering a notice, or a withdrawal of a notice, of deposit or intended deposit of a land certificate or charge certificate;

(5) entering on the register the death of a joint proprietor;

(6) cancelling the registration of a notice (other than a notice in respect of an unregistered lease or unregistered rentcharge), caution, inhibition, restriction or note;

(7) approving an estate layout plan and any standard form of transfer or lease to be used for the estate;

(8) an official search of the register made under rule 3 of the Land Registration (Official Searches) Rules 1978;

(9) a personal search of the register by the registered proprietor;

(10) issuing of a summons under the seal of the Land Registry;

(11) an order by the Registrar.

EXPLANATORY NOTE

(This Note is not part of the Order)

This Order, which revokes the Land Registration Fee Order 1976, alters the Land Registry fee scales and makes certain other changes.

Each fee scale is contained in a separate Schedule and the value bands in the fee scales have been widened and extended. The maximum fee under these scales will be reached at the value of £1,000,001 instead of £750,000.

The other changes include the following:—

(1) express provision is made for the payment of fees for transfers giving effect to dispositions of shares in registered land or registered charges (paras. 3 and 4);

(2) the fixed fees have been increased but certain fixed fees are no longer payable (paras. 5(1) and 6(2));

(3) a fee (£10) is prescribed for an application for special expedition (para. 13);

(4) the fee for the registration of title to a rent charge is not to be assessed as a scale fee but is to be a fixed fee irrespective of the amount of the rent charge (para. 5(1));

(5) the abatement allowed in certain cases in respect of fees payable in relation to changes of trustees and transfers of matrimonial homes is to be one-half instead of one-fifth (para. 6(1));

(6) no abatement is to be allowed on fees charged for first registration by a government department or local authority falling within section 145(3) of the Land Registration Act 1925;

(7) there is no separate fee scale for mining leases.

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