STATUTORY INSTRUMENTS

# 2001 No. 1179

# LAND REGISTRATION, ENGLAND AND WALES

## The Land Registration Fees Order 2001

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| *Made - - - - -* | *20th March 2001* |
| *Coming into force - -* | *1st May 2001* |

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, sections 2 and 3 of the Public Offices Fees Act 1879(**b**) and section 128 of the Finance Act 1990(**c**) hereby make and concur in the following Order:

### PART I

*General*

**Citation, commencement and interpretation**

**1.**—(1) This Order, which supersedes the Land Registration Fees Order 1999(**d**), may be cited as the Land Registration Fees Order 2001 and shall come into force on 1st May 2001.

(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 a sub-charge;

"credit account" means an account authorised by the Registrar under article 17(2);

"day list information" has the same meaning as in the Land Registration (Open Register) Rules 1991(**e**);

"Index Map section" has the same meaning as in the Land Registration (Open Register) Rules 1991;

"licensed conveyancer" has the same meaning as in section 11(2) of the Administration of Justice Act 1985(**f**) and includes a recognised body within the meaning of section 32(2) of that Act;

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

"outline application" has the same meaning as in rule 83A of the principal rules;

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(**a**) 1925 c. 21; section 144(1) was amended by the Administration of Justice Act 1982 (c. 53), section 67(1), Schedule 5, paragraph (d). The reference to the Minister of Agriculture, Fisheries and Food was substituted by the Transfer of Functions (Ministry of Food) Order 1955 (S.I. 1955/554). Section 145 was amended by section 7 of the Land Registration Act 1936 (c. 26) and section 3 of the Land Registration Act 1997 (c. 2).
(**b**) 1879 c. 58.
(**c**) 1990 c. 29.
(**d**) S.I. 1999/2254.
(**e**) S.I. 1992/122; relevant amending instruments are S.I. 1993/3275, 1995/1354, 1999/2097.
(**f**) 1985 c. 61.

"the principal rules" means the Land Registration Rules 1925(**a**);

"scale fee" means a fee payable in accordance with a scale set out in Schedule 1 or 2 whether or not reduced in accordance with article 2(5);

"scale fee application" means an application which attracts a scale fee, or which would attract such a fee but for the operation of article 6;

"Schedule" means a Schedule to this Order;

"share", in relation to land, means an interest in that land under a trust of land.

## PART II

*Scale fees*

**Applications for first registration**

**2.**—(1) Subject to paragraph (5), and to article 6 (large scale applications, etc.), the fee for an application for first registration (other than an application for first registration of title to a lease by an original lessee or his personal representative or an application for first registration of a rentcharge) shall be paid in accordance with Scale 1 in Schedule 1 on the value of the land comprised in the application determined in accordance with article 7.

(2) Subject to paragraphs (3) to (5), and to article 6 (large scale applications, etc.), the fee for an application for the first registration of 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 an amount calculated in accordance with the following formula:

$$A = P + (10 \times R)$$

where A is the amount on which the fee is to be paid, P is the amount or value of any monetary consideration given by the lessee as part of the same transaction by way of fine, premium or otherwise, and R is the largest ascertainable amount of annual rent reserved by the lease.

(3) Where, in an application to which paragraph (2) applies, no monetary consideration is given by the lessee as part of the same transaction by way of fine, premium or otherwise and:

(a) no annual rent is reserved; or

(b) the annual rent reserved cannot be ascertained at the time the application is made,

a fee shall be paid in accordance with Scale 1 in Schedule 1 on the value of the lease determined in accordance with article 7, subject to the minimum fee being £40.

(4) Where, in an application to which paragraph (2) applies, the monetary consideration given by the lessee as part of the same transaction by way of fine, premium or otherwise consists of or includes the surrender of a registered lease of substantially the same premises as are comprised in the lease to be registered, the formula referred to in paragraph (2) shall apply for the purpose of calculating the amount on which the fee is to be paid as if P did not include the value of the surrendered lease.

(5) In the case of an application for first registration which is not made in pursuance of section 123A(2) of the Act(**b**) (compulsory registration: requirement to register) in relation to any of the land comprised in the application the fee otherwise payable in accordance with this article or article 6(2) (fees for large scale applications) shall be reduced by 25 per cent, provided that where the fee so reduced would be a figure which includes pence, the fee may be rounded down to the nearest £1.

**Transfers of registered land for monetary consideration, etc.**

**3.**—(1) Subject to paragraphs (2) and (3), and to article 4(1)(h) (transfer of matrimonal home pursuant to an order of the Court) and article 6 (large scale applications, etc.), the fee for an application for the registration of:

(a) a transfer of registered land for monetary consideration;

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

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(**a**) S.R. & O. 1925/1093; relevant amending instrument is S.I. 2000/3225.

(**b**) Section 123A was inserted by section 1 of the Land Registration Act 1997 (c. 2).

(c) a surrender of a registered lease for monetary consideration (whether effected by deed or otherwise), other than a surrender to which paragraph (4) of Schedule 4 applies;

shall be paid in accordance with Scale 1 in Schedule 1 on the amount or value of the consideration.

(2) Where a sale and sub-sale of land are effected by separate instruments of transfer, a separate fee shall be payable in respect of each transfer.

(3) Where a single instrument of transfer gives effect to a sale and a sub-sale of the same land a single fee shall be assessed upon the greater of the monetary consideration given by the purchaser or the monetary consideration given by the sub-purchaser in respect of that land.

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

**Transfers otherwise than for monetary consideration, etc.**

**4.**—(1) Subject to paragraphs (2) and (3), to article 6 (large scale applications, etc.) and to paragraph (9) of Schedule 4 (applications to which section 145(2) of the Act applies), the fee for an application for the registration of:

(a) a transfer or registered land otherwise than for monetary consideration;

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

(c) a transmission of registered land on death or bankruptcy;

(d) an assent of registered land (including a vesting assent);

(e) an appropriation of registered land;

(f) a vesting order or declaration made under section 47 of the Act;

(g) a rectification of the register;

(h) a transfer of a matrimonial home (being registered land) made pursuant to an order of the Court;

shall be paid in accordance with Scale 2 in Schedule 2 on the value of the land which is the subject of the dealing, determined in accordance with article 8, but after deducting therefrom the amount secured upon the land by any charge subject to which the registration takes effect.

(2) Where a transfer falling within paragraph (1)(a) is one for the purpose of giving effect to the disposition of a share in registered land the fee for an application for its registration shall be paid in accordance with Scale 2 in Schedule 2 on the value of that share.

(3) In the case of rectification of the register:

(a) if it appears to the Registrar that the fee is excessive, he may reduce it; and

(b) if it appears to him unreasonable that the applicant should be required to pay a fee, he may waive it.

**Charges of registered land**

**5.**—(1) Subject to paragraphs (5) and (6), and to article 6 (large scale applications, etc.), the fee for an application for the registration of a charge shall be paid in accordance with Scale 2 in Schedule 2 on the amount of the charge determined in accordance with article 9.

(2) Subject to article 6 (large scale applications, etc.), the fee for an application for the registration of:

(a) the transfer of a charge for monetary consideration; or

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

shall be paid in accordance with Scale 2 in Schedule 2 on the amount or value of the consideration.

(3) Subject to article 6 (large scale applications, etc.) and to paragraph (9) of Schedule 4 (applications to which section 145(2) of the Act applies), the fee for an application for the registration of the transfer of a registered charge otherwise than for monetary consideration shall be paid in accordance with Scale 2 in Schedule 2 on the amount secured by the registered charge at the time of the transfer or, where the transfer relates to more than one charge, the aggregate of the amounts secured by the registered charges at the time of the transfer.

(4) Subject to article 6 (large scale applications, etc.) and to paragraph (9) of Schedule 4 (applications to which section 145(2) of the Act applies), the fee for an application for the registration of a transfer for the purpose of giving effect to the disposition otherwise than for monetary consideration of a share in a registered charge shall be paid in accordance with Scale 2 in Schedule 2 on a proportionate part of the amount secured by the registered charge at the time of the transfer or, where the transfer relates to more than one charge, a proportionate part of the aggregate of the amounts secured by the registered charges at the time of the transfer.

(5) Subject to paragraphs (6) and (7), where a scale fee application ("the primary application") is made that will, when completed, result in a person ("the applicant") becoming registered as the proprietor of particular registered land or of one or more registered charges, no fee shall be payable for the registration of a charge by the applicant (or, where the primary application is for the first registration of title to land, by a predecessor in title of the applicant) which charges the registered land or the registered charge or charges which are the subject of the primary application provided the charge by the applicant either accompanies the primary application or is lodged for registration before the primary application is completed.

(6) Where a charge by an applicant referred to in paragraph (5) also charges property ("the additional property") which comprises land or, as the case may be, one or more registered charges, not being property which is the subject of the primary application referred to in paragraph (5), that paragraph shall not extend to the additional property so that a fee shall be paid in accordance with Scale 2 in Schedule 2 for the registration of the charge by the applicant in respect of the additional property on an amount calculated in accordance with the following formula:

$$A = \frac{V_A \times C}{V_C}$$

where A is the amount on which the fee is payable, $V_A$ is the value or amount of the additional property, $V_c$ is the value of all the property comprised in the charge and C is the amount of the charge determined in accordance with article 9.

(7) In the case of an application to which article 2(5) (voluntary registration: reduced fees) applies, paragraph (5) applies only to a charge which accompanies the primary application.

**Large scale applications, etc.**

**6.**—(1) In this article:

(a) "large area application" means an application falling within article 2 (first registration of land; first registration of title to a lease) which comprises land having an area or aggregate area exceeding 100 hectares;

(b) "large scale application" means a scale fee application which relates to not fewer than 20 land units, other than—

(i) a large area application;

(ii) a low value application; or

(iii) an application to register a charge to which article 5(5) applies, except to the extent that it relates to additional land within the meaning of article 5(6);

(c) "low value application" means a scale fee application, other than an application falling within article 2 (applications for first registration), where the value of the land, or the amount of the charge, to which it relates (as the case may be) does not exceed £30,000;

(d) "land unit" means:

(i) where the land is unregistered, a separate area of land not adjoining any other unregistered land comprised in the same application;

(ii) where the land is registered, the land registered under a single title number.

(2) Subject to article 2(5) (voluntary registration: reduced fees), the fee for a large scale application shall be whichever is the greater of:

(a) the amount payable in respect of the application under article 2, 3, 4 or 5, as the case may be; or

(b) a fee calculated on the following basis—

(i) where the application relates to not more than 500 land units, £10 per each land unit to which it relates;

(ii) where the application relates to more than 500 land units, £5,000 plus £5 for each land unit to which it relates in excess of 500 land units,

provided that the fee shall in no case exceed £40,000.

(3) If, having regard to the extent of the land comprised in a large area application, the Registar considers that the cost of the work involved in dealing with that application would substantially exceed the scale fee otherwise payable, such additional fee shall be payable as the Registrar shall direct as appropriate not exceeding the excess cost of the work involved.

## PART III

*Valuation*

**Valuation (first registration)**

**7.**—(1) In the case of an application to which article 2(1) applies (first registration of title to land otherwise than by the original grantee under a lease or his personal representatives) made within one year of a sale (other than an exchange, whether or not money is paid for equality, or the sale of a share only in the land) the value of the land shall be taken to be the amount of the monetary consideration given together with the amount outstanding at the time of the purchase under any charge or mortgage subject to which the land was purchased.

(2) In the case of an application:

(a) to which article 2(1) applies, other than one falling within paragraph (1); or

(b) to which article 2(3) applies,

the value of the land or lease (as the case may be) 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 from any charge or mortgage.

(3) As evidence of such value the Registrar may require a statement in writing, signed by the applicant or his solicitor or licensed conveyancer or by any other person who, in the Registrar's opinion, is competent to make such a statement.

(4) 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 determination of an unregistered interest, by way of merger, surrender or otherwise, takes place, the value of the land shall be the combined value of the reversionary and determined interests assessed in accordance with paragraphs (1) to (3).

**Valuation (registered land)**

**8.**—(1) Where the value of the land in a registered title falls to be determined under this Order it shall be ascertained by the Registrar at such sum as in his opinion the land would fetch if sold in the open market free from any charge or mortgage.

(a) in the case of a surrender at a date immediately prior to the surrender;

(b) in any other case at the date of the application.

(2) As evidence of such value the Registrar may require a statement in writing, signed by the applicant or his solicitor or licensed conveyancer or by any other person who, in the Registrar's opinion, is competent to make such a statement.

**Valuation (charges)**

**9.**—(1) Subject to paragraph (5), where the amount of a charge falls to be determined under this Order it shall be taken to be:

(a) in the case of a charge to secure a fixed amount, the amount secured by the charge;

(b) in the case of 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, the amount so limited;

(c) in the case of 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, 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.

(2) Where a charge of a kind referred to in paragraph (1)(a) or (1)(b) is secured on unregistered land or other property as well as on registered land, the fee in accordance with article 5 shall be payable on an amount calculated in accordance with the following formula:

$$A = \frac{V_R \times C}{V_C}$$

where A is the amount on which the fee is payable, $V_R$ is the value of the registered land, $V_C$ is the value of all the property comprised in the charge, and C is the amount of the charge determined in accordance with paragraph (1).

(3) The fee for the registration of a charge by way of additional or substituted security or by way of guarantee shall be payable on the lesser of:

(a) the amount secured or guaranteed; or

(b) the value of the land after deducting the amount secured on the land by any prior registered charge.

(4) Subject to paragraph (5), the fee for the registration of a charge to secure an obligation or liability which is contingent upon the happening of a future event (not being a charge falling within paragraph (3)) shall be payable on the value of the land after deducting the amount secured on the land by any prior registered charge.

(5) If in relation to a charge to which paragraph (4) applies, the maximum amount or value of the obligation or liability which may arise is in any way limited under the charge and is capable of being ascertained at the time of the application to register the charge then the fee shall be payable on that amount or value, if less than the value of the land after deducting the amount secured on the land by any prior registered charge.

(6) For the purpose of this Order, where two or more charges are contained in the same instrument and secure the same debt, the instrument shall be treated as creating a single charge by the chargor (or where there is more than one chargor, a single separate charge by each of the chargors) the amount of the charge (or the charge by each chargor) being equal to the lesser of:

(a) the whole debt; or

(b) the value of the registered land charged by that chargor after deducting therefrom the amount secured on it by any prior registered charge.

## PART IV

*Fixed fees and exemptions*

### Fixed fees

**10.**—(1) Subject to paragraphs (3) and (4), the fees for the applications and services specified in Schedule 3 shall be those set out in that schedule.

(2) The fee for an application in Form 112A, Form 112B or Form 112C in Schedule 1 to the Land Registration (Open Register) Rules 1991 shall be the aggregate of the fees payable for the services provided, save that the maximum fee for any one application shall be £200.

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

(4) If, having regard to the extent of the land to which an application for a search of the Index Map relates, the Registrar considers that the cost of the work involved in dealing with that application would substantially exceed any fee otherwise payable under this Order, such additional fee shall be payable as the Registrar shall direct as appropriate to cover the excess cost of the work involved.

(5) Notification of the additional fee referred to in paragraph (4) shall be given to the applicant and, if he then elects to withdraw his application, no fee shall be payable.

**Exemptions**

**11.** No fee shall be payable in respect of any of the applications and services specified in Schedule 4.

## PART V

*General and administrative provisions*

**Refund of fees**

**12.**—(1) Where 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 £10 in respect of the cost of repayment.

(2) Where the person or firm lodging the application is an account holder, any amount to be refunded under paragraph (1) may at the discretion of the Registrar be repaid to the account holder by crediting the amount to the account holder's credit account.

(3) Subject to article 10(5), if any application is cancelled or withdrawn no part of the fee therefor shall be refunded unless the Registrar so directs.

**Cost of advertisements and special enquiries**

**13.** If in the course of dealing with any application the Registrar directs publication of an advertisement or any other special enquiry, the costs so incurred shall be defrayed by the applicant unless the Registrar directs to the contrary.

**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 principal rules 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 in accordance with Scale 1 in Schedule 1 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.**—(1) Fees payable under this Order shall be collected in money and, subject to article 17:

(a) every fee shall, except where the Registrar otherwise permits, be paid by means of a cheque or postal order crossed and made payable to H.M. Land Registry;

(b) subject to paragraph (2), where the amount of the fee payable on an application is immediately ascertainable, the fee shall be payable on delivery of the application;

(c) where the amount of the fee payable on an application is not immediately ascertainable, on delivery of the application there shall be paid on account of the fee such sum, being not less than the minimum fee payable in accordance with Scale 1 in Schedule 1, as the applicant may reasonably estimate to be the fee payable and there shall be lodged therewith an undertaking to pay on demand the balance of the fee due, if any.

(2) Where an outline application is made to secure priority for a dealing with registered land which cannot be protected by an official search with priority of the register, the fee payable under paragraph (7) of Part I of Schedule 3 shall be payable on delivery of the application and any other fee payable in respect of the application shall be payable on the subsequent delivery of the necessary form and documentation.

**Credit accounts**

**17.**—(1) In this article "credit limit" in relation to a credit account authorised for use under paragraph (2) means the maximum amount (if any) which is to be due on the account at any time, as notified by the Registrar to the account holder from time to time, by such means of communication as the Registrar considers appropriate.

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

(3) For the purpose of enabling the Registrar to consider whether or not a person or firm seeking to use a credit account may be authorised to use such an account, that person or firm shall furnish to the Registrar such information and evidence as the Registrar may require to satisfy him of the person or firm's fitness to hold a credit account and the ability of the person or firm to pay any amounts which may become due from time to time under a credit account, if authorised.

(4) For the purpose of enabling the Registrar to consider from time to time whether or not an account holder may continue to be authorised to use a credit account, the account holder shall furnish to the Registrar from time to time, when requested to do so by the Registrar, such information and evidence as the Registrar may require to satisfy him of the account holder's continuing fitness to hold a credit account and the continuing ability of the account holder to pay any amounts which may become due from time to time under the account holder's credit account.

(5) Where 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, but the Registrar shall not be required to accept such a request where the amount due on the account exceeds the credit limit applicable to the credit account, or would exceed it if the request were to be accepted.

(6) Where a person or firm having a credit account makes an application in respect of which credit facilities are available but which is not accompanied by any fee and does not contain a request for the fee to be debited to such account, the Registrar may debit the fee to that person's or that firm's credit account.

(7) 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.

(8) On receipt of the statement the account holder shall pay by cheque any sum due on his credit account forthwith.

(9) 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.

(10) The Registrar may at any time and without giving reasons terminate or suspend any or all authorisations given under paragraph (2).

Signed by the authority of the Lord Chancellor.

*Willy Bach*
13th March 2001 Parliamentary Secretary, Lord Chancellor's Department

*Greg Pope*
*David Jamieson*
20th March 2001 Two of the Lord Commissioners of Her Majesty's Treasury

## SCHEDULE 1

Articles 2, 3, 15 & 16

**Scale 1**

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

**NOTE 2:** The third column, which sets out the reduced fee payable where article 2(5) (voluntary registration: reduced fees) applies, is not part of the scale.

| *Value or amount* £ | *Fee* £ | *Reduced fee where article 2(5) (voluntary registration: reduced fees) applies* £ |
|---|---|---|
| 0–40,000 | 40 | 30 |
| 40,001–70,000 | 60 | 45 |
| 70,001–100,000 | 100 | 75 |
| 100,001–200,000 | 200 | 150 |
| 200,001–500,000 | 300 | 225 |
| 500,001–1,000,000 | 500 | 375 |
| 1,000,001 and over | 800 | 600 |

## SCHEDULE 2

Articles 4 & 5

**Scale 2**

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

| *Value or amount* £ | *Fee* £ |
|---|---|
| 0–100,000 | 40 |
| 100,001–200,000 | 50 |
| 200,001–500,000 | 70 |
| 500,001–1,000,000 | 100 |
| 1,000,001 and over | 200 |

## SCHEDULE 3

Article 10

### PART I

### Fixed Fee Applications

*Fee*

(1) To register or modify a caution, a restriction (other than a restriction to which paragraph (10) of Schedule 4 applies), a notice, an inhibition, or a note for which no other provision is made by this Order and for which the Registar considers a fee should be paid:

— total fee for up to three titles … … … … … … … … … … … … … … … … £40

— additional fee for each subsequent title … … … … … … … … … … … … £20

Provided that no such fee shall be payable if, in relation to each registered title affected, the application is accompanied by a scale fee application or another application which attracts a fee under this paragraph.

(2) To close or partly close a registered leasehold or rentcharge title other than on surrender (whether or not the surrender is for monetary consideration and whether effected by deed or otherwise)—for each title closed or partly closed … … … … … … £40

Provided that no such fee shall be payable if the application is accompanied by a scale fee application.

(3) To convert from one class of title to another … … … … … … … … … … … £40

Provided that no fee shall be payable if the application for conversion is accompanied by a scale fee application.

(4) Application under rule 271 of the principal rules in relation to a lost or destroyed land certificate or charge certificate (in addition to the cost of any advertisement):

(a) where a replacement certificate is issued … … … … … … … … … … … … … £40

(b) where a replacement certificate is not issued … … … … … … … … … … … … £20

(5) First registration of a title to a rentcharge … … … … … … … … … … … … … £40

(6) To cancel an entry in the register of notice of an unregistered rentcharge which has determined on merger, redemption or otherwise—for each title affected … … … … … £40

Provided that no such fee shall be payable if the application is accompanied by a scale fee application.

(7) An outline application to secure priority for a dealing with registered land which cannot be protected by an official search with priority of the register:

(a) where delivered by direct access to the Registrar's computer system by means of a person's remote terminal … … … … … … … … … … … … … … … … … … … … £2

(b) where delivered by any other means … … … … … … … … … … … … … … … £4

such fee to be payable in addition to any other fee which is payable in respect of the application.

## PART II

### Services—Inspection and Copying

(1) Inspection of the following, including in each case the making of a copy, on any one occasion when a person gains access to the Registrar's computer system by means of that person's remote terminal pursuant to rule 4A of the Land Registration (Open Register) Rules 1991:

(a) the register or any part of the register—per title … … … … … … … … … … … … … £2

(b) any or all of the documents referred to in the register (other than documents referred to in paragraph (4) below)—per title … … … … … … … … … … … … … … … … … … … … … £2

(c) the title plan—per title … … … … … … … … … … … … … … … … … … … … … £3

(2) Inspection (otherwise than under paragraph (1) above):

(a) of the register or any part thereof—per title … … … … … … … … … … … … … £4

(b) of the title plan—per title … … … … … … … … … … … … … … … … … … … … … £4

(c) of any or all of the documents referred to in the register (other than documents referred to in paragraph (4) below)—per title … … … … … … … … … … … … … … … … … … … … … £4

(3) Office copy in respect of a registered title:

(a) of the register or any part thereof—per copy … … … … … … … … … … … … … £4

(b) of the title plan—per copy … … … … … … … … … … … … … … … … … … … … £4

(c) of any or all of the documents referred to in the register (other than documents referred to in paragraph (4) below)—per title … … … … … … … … … … … … … … … … … … … … … £4

(4) Where permitted, inspection or office copy (or both) in relation to:

(a) a lease or mortgage referred to in the register, or a copy thereof; or

(b) any document not referred to in a register:

—per document … … … … … … … … … … … … … … … … … … … … … … … … … £8

(5) Application to the Registrar to ascertain the title number or numbers (if any) under which land is registered where the applicant seeks to inspect or to be supplied with an office copy of a register or part of a register or of a title plan and the applicant has not supplied a title number, or the title number supplied does not relate to any part of the land described by the applicant … … £4

## PART III

### Services—Searches

(1) An official search with priority of the register or of a pending first registration application delivered to the Registrar by means of an applicant's remote terminal communicating with the Registrar's computer system where permitted in accordance with a notice given pursuant to rule 14 of the Land Registration (Official Searches) Rules 1993(**a**)—per title … … … … … … … … £2

(**a**) S.I. 1993/3276.

(2) An official search of the register by a mortgagee for the purpose of section 56(3) of the Family Law Act 1996(**a**) delivered to the Registrar by means of an applicant's remote terminal communicating with the Registrar's computer system where permitted in accordance with a notice given pursuant to rule 9 of the Land Registration (Matrimonial Home Rights) Rules 1997(**b**)—per title … … … … … … … … … … … … … … … … … … … … … … … … … … … … £2

(3) An official search of the register or of a pending first registration application other than as described in paragraphs (1) and (2)—per title … … … … … … … … … … … … … … … … £4

(4) A search of the register made by telephone … … … … … … … … … … … … … … … … £4

(5) The issue of an official certificate of inspection of the title plan … … … … … … … … £4

(6) Subject to article 10(4), an official search of the Index Map:

(a) where any part of the land to which the search relates is registered—per registered title in respect of which a result is given … … … … … … … … … … … … … … … … … … … … £4

(b) where no part of the land to which the search relates is registered—per application … … £4

(7) Official search of the index of proprietors' names—per name … … … … … … … … … £10

## PART IV

### Services—Other Information

(1) Application to be supplied with the name and address of the registered proprietor of land identified by its postal address—per application … … … … … … … … … … … … … … … £4

(2) The supply by the Registrar of a copy of an Index Map section—per copy … … … … … £40

(3) The supply of information under section 129 of the Act—per registered title in respect of which information is supplied … … … … … … … … … … … … … … … … … … … … £8

(4) Application for day list information on any one occasion when a person gains access to the Registrar's computer system by means of that person's remote terminal pursuant to rule 4B of the Land Registration (Open Register) Rules 1991—per title … … … … … … … … … … … … … £1

## PART V

### Services—Miscellaneous

(1) To take an affidavit or declaration … … … … … … … … … … … … … … … … … £5

(2) To take exhibits to an affidavit or declaration—per exhibit … … … … … … £2

## SCHEDULE 4 Article 11

### 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) giving effect on the register to a change of proprietor where the registered land or the registered charge, as the case may be, has become vested without further assurance (other than on the death or bankruptcy of a proprietor) in some person by the operation of any statute (other than the Act), statutory instrument or scheme taking effect under any statute or statutory instrument;

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(**a**) 1996 c. 27.
(**b**) S.I. 1997/1964, to which there are amendments not relevant to this order.

(4) registering the surrender of a registered lease (whether effected by deed or otherwise) where the surrender is consideration or part consideration for the grant of a new lease to the registered proprietor of substantially the same premises as were comprised in the surrendered lease and where a sacle fee is paid for the registration of the new lease;

(5) registering a discharge of a registered charge;

(6) registering a notice or renewal of a caution or notice pursuant to the Family Law Act 1996;

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

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

(9) registering a disposition to which section 145(2) of the Act (dispositions otherwise than for valuable consideration by personal representatives of a deceased proprietor registered as such) applies;

(10) registering a restriction which is obligatory under section 58(3) of the Act;

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

(12) approving an estate layout plan or any draft document with or without a plan;

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

(14) an order by the Registrar.

## EXPLANATORY NOTE

*(This note is not part of the Order)*

This Order, which, as from 1st May 2001, supersedes the Land Registration Fees Order 1999, makes changes to land registation fees.

The changes made by the Order are:

(1) Scale 1, which sets out the fees for applications for first registration of title to land and for transfers of registered land for monetary consideration, is amended by the reduction of the fee for applications within £40,001—£70,000 value band (articles 2 and 3; Schedule 1).

(2) Fees of £2 and £4 respectively, are introduced for outline applications to secure priority for certain dealings with registered land where made by means of a remote terminal communicating with the Registrar's computer system or by other means, (article 10; Schedule 3, Part I, paragraph (7)).

(3) A fee of £2 is introduced for an official search of the register by a mortgagee for the purpose of section 56(3) of the Family Law Act 1996 made by means of a remote terminal communicating with the Registrar's computer system (article 10; Schedule 3, Part III, paragraph (2)).

(4) A fee of £1 is introduced for an application for day list information made by means of a remote terminal communicating with the Registrar's computer system (article 10; Schedule 3, Part IV, paragraph (4)).

STATUTORY INSTRUMENTS

# 2001 No. 1179

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## The Land Registration Fees Order 2001

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