



Land Registration Act 2002

CHAPTER 9

LAND REGISTRATION ACT 2002

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CHAPTER 1

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Changes to legislation: There are outstanding changes not yet made by the legislation.gov.uk editorial team to Land Registration Act 2002. Any changes that have already been made by the team appear in the content and are referenced with annotations. (See end of Document for details)

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- 5 A public right.
- 6 *Local land charges*
- 7 *Mines and minerals*
- 8 In the case of land to which title was registered...
- 9 In the case of land to which title was registered...
- 10 Miscellaneous
- 11 A manorial right.
- 12 A right to rent which was reserved to the Crown...
- 13 A non-statutory right in respect of an embankment or sea...
- 14 A right to payment in lieu of tithe.
- 16 A right in respect of the repair of a church...

SCHEDULE 2 — Registrable dispositions: registration requirements

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Part 1 — REGISTERED ESTATES

- 1 *Introductory*
- 2 *Transfer*
- 3 *Lease of estate in land*
- 4 *Lease of franchise or manor*
- 5 (1) This paragraph applies to a disposition consisting of the...
- 6 *Creation of independently registrable legal interest*
- 7 *Creation of other legal interest*
- 8 *Creation of legal charge*

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- 9 *Introductory*
- 10 *Transfer*
- 11 *Creation of sub-charge*

SCHEDULE 3 — Unregistered interests which override registered dispositions

- 1 *Leasehold estates in land*
- 2 *Interests of persons in actual occupation*
- 3 *Easements and profits a prendre*
- 4 *Customary and public rights*
- 5 A public right.
- 6 *Local land charges*
- 7 *Mines and minerals*
- 8 In the case of land to which title was registered...
- 9 In the case of land to which title was registered...
- 10 Miscellaneous
- 11 A manorial right.
- 12 A right to rent which was reserved to the Crown...
- 13 A non-statutory right in respect of an embankment or sea...
- 14 A right to payment in lieu of tithe.
- 16 A right in respect of the repair of a church...

SCHEDULE 4 — Alteration of the register

- 1 *Introductory*
- 2 *Alteration pursuant to a court order*
- 3 (1) This paragraph applies to the power under paragraph 2,...
- 4 Rules may— (a) make provision about the circumstances in which...
- 5 *Alteration otherwise than pursuant to a court order*
- 6 (1) This paragraph applies to the power under paragraph 5,...
- 7 Rules may— (a) make provision about the circumstances in which...
- 8 *Rectification and derivative interests*
- 9 *Costs in non-rectification cases*

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- 10 *Supplementary*

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- 11 (1) Power to make rules under paragraph 1, 2 or...
12 In this Schedule— “land registry network” means a network provided...

SCHEDULE 6 — Registration of adverse possessor

- 1 *Right to apply for registration*
2 *Notification of application*
3 *Treatment of application*
4 If an application under paragraph 1 is not required to...
5 (1) If an application under paragraph 1 is required to...
6 *Right to make further application for registration*
7 If a person makes an application under paragraph 6, he...
8 *Restriction on applications*
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11 *Meaning of “adverse possession”*
12 *Trusts*
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3 *Staff*
4 *Indemnity for members*
5 *Seal*
6 *Documentary evidence*
7 *Parliamentary disqualification*

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- 1 *Entitlement*
2 *Mines and minerals*
3 *Costs*
4 (1) If no indemnity is payable to a claimant under...
5 *Claimant’s fraud or lack of care*
6 *Valuation of estates etc.*
7 *Determination of indemnity by court*
8 *Time limits*
9 *Interest*
10 *Recovery of indemnity by registrar*
11 *Interpretation*

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- 1 *Holding of office*
2 *Remuneration*
3 *Staff*
4 *Conduct of business*
5 The Lord Chancellor may by regulations make provision about the...
6 *Finances*
7 The Lord Chancellor may require the registrar to make payments...
8 *Application of Tribunals and Inquiries Act 1992*
9 *Parliamentary disqualification*

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SCHEDULE 10 — Miscellaneous and general powers

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- 1 *Dealings with estates subject to compulsory first registration*
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- 8 *Residual power*

SCHEDULE 11 — Minor and consequential amendments

- 1 *Settled Land Act 1925 (c. 18)*
- 2 *Law of Property Act 1925 (c. 20)*
- 3 *Administration of Estates Act 1925 (c. 23)*
- 4 *Requisitioned Land and War Works Act 1945 (c. 43)*
- 5 *Law of Property (Joint Tenants) Act 1964 (c. 63)*
- 6 *Gas Act 1965 (c. 36)*
- 7 *Commons Registration Act 1965 (c. 64)*
- 8 *Leasehold Reform Act 1967 (c. 88)*
- 9 *Law of Property Act 1969 (c. 59)*
- 10 *Land Charges Act 1972 (c. 61)*
- 11 *Consumer Credit Act 1974 (c. 39)*
- 12 *Solicitors Act 1974 (c. 47)*
- 13 *Local Land Charges Act 1975 (c. 76)*
- 14 *Rent Act 1977 (c. 42)*
- 15 *Charging Orders Act 1979 (c. 53)*
- 16 *Highways Act 1980 (c. 66)*
- 17 *Inheritance Tax Act 1984 (c. 51)*
- 18 *Housing Act 1985 (c. 68)*
- 19 *Building Societies Act 1986 (c. 53)*
- 20 *Landlord and Tenant Act 1987 (c. 31)*
- 21 *Diplomatic and Consular Premises Act 1987 (c. 46)*
- 22 *Criminal Justice Act 1988 (c. 33)*
- 23 *Housing Act 1988 (c. 50)*
- 24 *Local Government and Housing Act 1989 (c. 42)*
- 25 *Water Resources Act 1991 (c. 57)*
- 26 *Access to Neighbouring Land Act 1992 (c. 23)*
- 27 *Further and Higher Education Act 1992 (c. 13)*
- 28 *Judicial Pensions and Retirement Act 1993 (c. 8)*
- 29 *Charities Act 1993 (c. 10)*
- 30 *Leasehold Reform, Housing and Urban Development Act 1993 (c. 28)*
- 31 *Law of Property (Miscellaneous Provisions) Act 1994 (c. 36)*
- 32 *Drug Trafficking Act 1994 (c. 37)*
- 33 *Landlord and Tenant (Covenants) Act 1995 (c. 30)*
- 34 *Family Law Act 1996 (c. 27)*
- 35 *Housing Act 1996 (c. 52)*
- 36 *Education Act 1996 (c. 56)*
- 37 *School Standards and Framework Act 1998 (c. 31)*
- 38 *Terrorism Act 2000 (c. 11)*
- 39 *Finance Act 2000 (c. 17)*
- 40 *International Criminal Court Act 2001 (c. 17)*

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SCHEDULE 12 — Transition

- 1 *Existing entries in the register*
- 2 (1) This Act applies to notices entered under the Land...
- 3 An entry in the register which, immediately before the repeal...
- 4 *Existing cautions against first registration*
- 5 *Pending applications*
- 6 Notwithstanding the repeal of section 53 of the Land Registration...
- 7 *Former overriding interests*
- 8 Schedule 3 has effect with the insertion after paragraph 2...
- 9 (1) This paragraph applies to an easement or profit a...
- 10 For the period of three years beginning with the day...
- 11 For the period of three years beginning with the day...
- 12 Paragraph 1 of each of Schedules 1 and 3 shall...
- 13 Paragraph 6 of each of Schedules 1 and 3 shall...
- 14 *Cautions against first registration*
- 15 (1) As applied by section 81, section 15 has effect...
- 16 This Act shall apply as if the definition of “caution...
- 17 *Applications under section 34 or 43 by cautioners*
- 18 *Adverse possession*
- 19 *Indemnities*
- 20 *Implied indemnity covenants on transfers of pre-1996 leases*

SCHEDULE 13 — Repeals

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Changes and effects yet to be applied to :

- s. 3(4A) inserted by 2011 c. 20 s. 157(2)
- s. 4(1)(a) text amended by S.I. 2008/2872 art. 2(2)
- s. 4(1)(a)(iii) and word inserted by S.I. 2008/2872 art. 2(2)
- s. 4(1)(aa) inserted by S.I. 2008/2872 art. 2(3)
- s. 4(1)(aa) words substituted by 2011 c. 25 Sch. 7 para. 94
- s. 4(5A) inserted by 2011 c. 20 s. 157(3)
- s. 5(1) words substituted by S.I. 2011/2436 Sch. 2 para. 4(2)
- s. 5(4) words substituted by S.I. 2011/2436 Sch. 2 para. 4(2)
- s. 7(2)(aa) inserted by S.I. 2008/2872 art. 3
- s. 9(5) modified by SI 2003/1417 rule 196A (as inserted) by S.I. 2008/1919 Sch. 1 para. 63
- s. 10(6) modified by SI 2003/1417 rule 196A (as inserted) by S.I. 2008/1919 Sch. 1 para. 63
- s. 11(4) modified by SI 2003/1417 rule 196B(1) (as inserted) by S.I. 2008/1919 Sch. 1 para. 63
- s. 12(4) modified by SI 2003/1417 rule 196B(1) (as inserted) by S.I. 2008/1919 Sch. 1 para. 63
- s. 27(5A) inserted by 2011 c. 20 s. 157(4)
- s. 29(2)(a) modified by SI 2003/1417 rule 196B(2) (as inserted) by S.I. 2008/1919 Sch. 1 para. 63
- s. 33(ba) inserted by 2011 c. 20 s. 157(5)
- s. 62(9) words substituted by S.I. 2011/2436 Sch. 2 para. 4(2)
- s. 80(4) words substituted by S.I. 2011/2436 Sch. 2 para. 4(2)
- s. 91(9) substituted by S.I. 2008/948 Sch. 1 para. 224
- s. 93(5) words substituted by S.I. 2011/2436 Sch. 2 para. 4(2)
- s. 99(3) words substituted by S.I. 2011/2436 Sch. 2 para. 4(2)
- s. 100(2) words substituted by S.I. 2011/2436 Sch. 2 para. 4(2)
- s. 100(3) words substituted by S.I. 2011/2436 Sch. 2 para. 4(2)
- s. 101(1) words substituted by S.I. 2011/2436 Sch. 2 para. 4(2)
- s. 101(3) words substituted by S.I. 2011/2436 Sch. 2 para. 4(2)
- s. 102 words substituted by S.I. 2011/2436 Sch. 2 para. 4(2)
- s. 106(2) words substituted by S.I. 2009/1941 Sch. 1 para. 193(2)
- s. 107(2) text amended by 2007 c. 15 Sch. 10 para. 35(2)
- s. 118 words substituted by S.I. 2011/2436 Sch. 2 para. 4(2)
- s. 121 substituted by S.I. 2009/1941 Sch. 1 para. 193(3)
- s. 121(1) words substituted by S.I. 2011/2436 Sch. 2 para. 4(2)
- s. 127(1) words substituted by S.I. 2011/2436 Sch. 2 para. 4(2)
- s. 127(3) words substituted by S.I. 2011/2436 Sch. 2 para. 4(2)
- s. 128(1) words inserted by S.I. 2011/2436 Sch. 2 para. 4(3)
- s. 128(2) words inserted by S.I. 2011/2436 Sch. 2 para. 4(3)
- s. 130(b) words substituted by S.I. 2011/2436 Sch. 2 para. 4(2)
- s. 132(1) words inserted by 2011 c. 20 s. 157(6)
- s. 134(1) words substituted by S.I. 2011/2436 Sch. 2 para. 4(2)
- Sch. 1 para. 1A inserted by 2011 c. 20 s. 157(7)
- Sch. 3 para. 1A inserted by 2011 c. 20 s. 157(8)
- Sch. 5 para. 11 words substituted by S.I. 2011/2436 Sch. 2 para. 4(2)
- Sch. 6 para. 6(1A) inserted by S.I. 2011/1133 reg. 52
- Sch. 6 para. 16 inserted by S.I. 2011/1133 reg. 53
- Sch. 6 para. 1(1) text amended by S.I. 2011/1133 reg. 50
- Sch. 6 para. 1(2) text amended by S.I. 2011/1133 reg. 51
- Sch. 7 para. 1(1) words substituted by S.I. 2011/2436 Sch. 2 para. 4(2)

- Sch. 7 para. 2 words substituted by S.I. 2011/2436 Sch. 2 para. 4(2)
- Sch. 9 para. 4(2) text amended by 2007 c. 15 Sch. 10 para. 35(3)
- Sch. 11 para. 29 repealed by 2011 c. 25 Sch. 10

Changes and effects yet to be applied to the whole Act, associated Parts and Chapters:

- Act certain functions transferred by S.I. 2011/2436 Sch. 1 para. 3

Commencement Orders yet to be applied to the Land Registration Act 2002:

Commencement Orders bringing legislation that affects this Act into force:

- S.I. 2008/1653 art. 2 commences (2007 c. 15)
- S.I. 2011/2460 art. 2 commences (2006 c. 26)