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STATUTORY INSTRUMENTS

2013 No. 3174

LAND REGISTRATION, ENGLAND AND WALES

The Land Registration Fee Order 2013

Made - - - - 12th December 2013

Laid before Parliament 16th December 2013

Coming into force - - 17th March 2014

The Secretary of State makes the following Order in exercise of the powers conferred by sections 102 and 128(1) of the Land Registration Act 2002(1).

In accordance with section 102 of that Act, the Secretary of State has received the advice and assistance of the Rule Committee, appointed under section 127(2) of that Act.

Also in accordance with section 102 of that Act, the Treasury has consented to the making of this Order.

PROSPECTIVE

PART 1

General

Citation, commencement and interpretation

1.—(1) This Order may be cited as the Land Registration Fee Order 2013 and shall come into force on 17th March 2014.

(2) In this Order—

“the Act” means the Land Registration Act 2002,

“CLRA” means the Commonhold and Leasehold Reform Act 2002(3),

-
- (1) [2002 c.9](#). The functions of the Lord Chancellor under the Land Registration Act 2002 (with three exclusions) were transferred to the Secretary of State by article 3(1) of, and paragraph 3 of Schedule 1 to, the Transfer of Functions (Her Majesty’s Land Registry, the Meteorological Office and Ordnance Survey) Order 2011 ([SI 2011/2436](#)). One of the transferred functions was the making of fee orders under sections 102 and 128(1). Section 102 was amended by paragraph 4(1) and (2)(h), and section 128(1) was amended by paragraph 4(1) and (3), of Part 1 of Schedule 2 to the Order.
- (2) Section 127 was amended by paragraphs 301 and 302 of Part 1 of Schedule 4 to the Constitutional Reform Act [2005 \(c.4\)](#) and paragraph 4(1) and (2)(k) of Part 1 of Schedule 2 to the Transfer of Functions (Her Majesty’s Land Registry, the Meteorological Office and Ordnance Survey) Order 2011.
- (3) [2002 c.15](#)

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“charge” includes a sub-charge,
 “common parts” has the same meaning as in section 25 of the CLRA,
 “a commonhold” has the same meaning as in section 1 of the CLRA,
 “commonhold association” has the same meaning as in section 34 of the CLRA,
 “commonhold community statement” has the same meaning as in section 31 of the CLRA,
 “commonhold land” has the same meaning as in section 1 of the CLRA,
 “commonhold unit” has the same meaning as in section 11 of the CLRA,
 “developer” has the same meaning as in section 58 of the CLRA,
 “electronic means” means electronically in accordance with a notice given under Schedule 2 to the rules but not by fax,
 “large scale application” has the same meaning as in article 6(1)(b),
 “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,
 “permitted means” means permitted under the rules,
 “profit” means a profit a prendre in gross,
 “the rules” means the Land Registration Rules 2003(4) and a rule referred to by number means the rule so numbered in the rules,
 “Scale 1” means Scale 1 in Schedule 1,
 “Scale 2” means Scale 2 in Schedule 2,
 “scale fee” means a fee payable in accordance with a scale set out in Schedule 1 or Schedule 2 whether or not reduced in accordance with article 2(5), article 3(5), article 4(3) or article 5(8),
 “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,
 “share”, in relation to land, means an interest in that land under a trust of land,
 “surrender” includes a surrender not made by deed,
 “termination application” has the same meaning as in section 46 of the CLRA,
 “voluntary application” means an application for first registration (other than for the registration of title to a rentcharge, a franchise, a profit or mines and minerals held apart from the surface) which is not made wholly or in part pursuant to section 4 of the Act (when title must be registered).

(3) Expressions used in this Order have, unless the contrary intention appears, the meaning which they bear in the rules.

Commencement Information

II Art. 1 in force at 17.3.2014, see **art. 1(1)**

(4) S.I. 2003/1417; relevant amending instruments are S.I. 2005/1766, 2005/1982, 2008/1750, 2008/1919, 2009/1996, and 2011/1410.

PART 2

Scale fees

Applications for first registration and applications for registration of a lease

2.—(1) Subject to paragraphs (2) and (5) and article 6 (large scale applications), the fee for an application for first registration of an estate in land is payable under Scale 1 on the value of the estate in land comprised in the application assessed under article 7.

(2) Subject to paragraph (5) and article 6 (large scale applications), the fee for an application by the original lessee or the original lessee's personal representative for the registration of title to a lease, or for an application for the registration of the grant of a lease, is payable under Scale 1—

(a) where

(i) there is no premium, and

(ii) either there is no rent or the rent cannot be quantified in money at the time the application is made,

on the value of the lease assessed under article 7 subject to a minimum fee of £40,

(b) where

(i) there is a premium, and

(ii) either there is no rent or the rent cannot be quantified in money at the time the application is made,

on the premium, or

(c) in all other cases, on an amount equal to the sum of the premium (if any) and the rent.

(3) The fee for an application for the first registration of a rentcharge is £40.

(4) The fee for an application for the first registration of a franchise or a profit is payable under Scale 1 on the value of the franchise or the profit assessed under article 7.

(5) The fee for a voluntary application which is not a large scale application is the fee which would otherwise be payable under paragraph (1) or (2) reduced by twenty five per cent and, where the reduced fee would be a figure which is not a multiple of ten, the fee must be reduced to the nearest £10.

(6) For the purposes of paragraph (2) —

(a) a peppercorn rent or other rent having no money value is to be treated as if it were an annual rent of one penny, and

(b) where the rent reserved by the lease varies or can be varied, it is to be treated as being the largest amount of annual rent the lease may reserve in the first five years of its term, or in any year where the term is less than five years.

(7) In paragraph (2)

(a) “lease” means —

(i) a lease which grants an estate in land whether or not the grant is a registrable disposition, or

(ii) a lease of a franchise, profit or manor the grant of which is a registrable disposition,

(b) “premium” means the amount or value of any monetary consideration given by the lessee as part of the same transaction in which a lease is granted by way of fine, premium or otherwise, but, where a registered leasehold estate of substantially the same land is surrendered on the grant of a new lease, the premium for the new lease shall not include the value of the surrendered lease,

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- (c) “rent” means the amount or value of the annual rent, or the amount or value of the rent for the term if the lease is for a term of less than one year.

Commencement Information

I2 Art. 2 in force at 17.3.2014, see [art. 1\(1\)](#)

Transfers of registered estates for monetary consideration, etc.

3.—(1) Subject to paragraphs (2) to (5) and article 6 (large scale applications), the fee for an application for the registration of —

- (a) a transfer of a registered estate for monetary consideration,
- (b) a transfer for the purpose of giving effect to a disposition for monetary consideration of a share in a registered estate, or
- (c) a surrender of a registered leasehold estate for monetary consideration, other than a surrender to which paragraph (3) of Schedule 4 applies,

is payable under Scale 1 on the amount or value of the consideration.

(2) Paragraph (1) shall not apply if the application is for the registration of a transfer of a registered estate made pursuant to an order of the Court under the Matrimonial Causes Act 1973⁽⁵⁾ or the Civil Partnership Act 2004⁽⁶⁾.

(3) Where a sale and sub-sale of a registered estate are made by separate deeds of transfer, a separate fee is payable for each deed of transfer.

(4) Where a single deed of transfer gives effect to a sale and a sub-sale of the same registered estate a single fee is assessed upon the greater of the monetary consideration given by the purchaser and the monetary consideration given by the sub-purchaser.

(5) The fee payable under paragraph (1) is reduced by fifty per cent if —

- (a) the transfer or the surrender is of the whole of a registered title, and
- (b) the application for the registration of that transfer or surrender is delivered by electronic means.

Commencement Information

I3 Art. 3 in force at 17.3.2014, see [art. 1\(1\)](#)

Transfers of registered estates otherwise than for monetary consideration, etc.

4.—(1) Subject to paragraphs (2) and (3) and article 6 (large scale applications), the fee for an application for the registration of —

- (a) a transfer of a registered estate otherwise than for monetary consideration,
- (b) a surrender of a registered leasehold estate otherwise than for monetary consideration,
- (c) a transfer of a registered estate by operation of law on death or bankruptcy of an individual proprietor,
- (d) an assent of a registered estate (including a vesting assent),
- (e) an appropriation of a registered estate,

(5) 1973 c.18.

(6) 2004 c.33.

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- (f) a vesting order or declaration to which section 27(5) of the Act applies,
- (g) a transfer of a registered estate made pursuant to an order of the Court under the Matrimonial Causes Act 1973 or the Civil Partnership Act 2004,

is payable under Scale 2 on the value of the registered estate which is the subject of the application, assessed under article 7, but after deducting from it the amount secured on the registered estate by any charge subject to which the registration takes effect.

(2) Subject to paragraph (3), where a transfer referred to in paragraph (1) is for the purpose of giving effect to the disposition of a share in a registered estate, the fee for an application for its registration is payable under Scale 2 on the value of that share.

(3) The fee payable under paragraphs (1) and (2) is reduced by fifty per cent if —

- (a) the disposition is of the whole of a registered title, and
- (b) the application for the registration of that disposition is delivered by electronic means.

Commencement Information

I4 Art. 4 in force at 17.3.2014, see [art. 1\(1\)](#)

Charges of registered estates or registered charges

5.—(1) Subject to paragraphs (2), (3), (4) and (8) and article 6 (large scale applications), the fee for an application for the registration of a charge is payable under Scale 2 on the amount of the charge assessed under article 8.

(2) No fee is payable for an application to register a charge lodged with or before the completion of either a scale fee application or an application to which paragraph (18) in Part 1 of Schedule 3 applies (“the primary application”) that will result in the chargor being registered as proprietor of the registered estate included in the charge unless —

- (a) the charge includes a registered estate which is not included in the primary application, where paragraph (4) applies, or
- (b) the primary application is a voluntary application, in which case this paragraph shall apply only if the application to register the charge accompanies the primary application.

(3) No fee is to be paid for an application to register a charge made by a predecessor in title of the applicant that is lodged with or before completion of an application for first registration of the estate included in the charge.

(4) Where a charge also includes a registered estate which is not included in the primary application (“the additional property”) any fee payable under Scale 2 is to be assessed on an amount calculated as follows:

$$\frac{\text{Value of the additional property}}{\text{Value of all the property included in the charge}} \times \text{Amount secured by the charge}$$

(5) Subject to paragraph (8) and article 6 (large scale applications), the fee for an application for the registration of —

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

is payable under Scale 2 on the amount or value of the consideration.

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(6) Subject to paragraph (8) and article 6 (large scale applications), the fee for an application for the registration of the transfer of a registered charge otherwise than for monetary consideration is payable under Scale 2 on —

- (a) the amount secured by the registered charge at the time of the transfer, or
- (b) 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.

(7) Subject to paragraph (8) and article 6 (large scale applications), the fee for an application for the registration of a transfer for the purpose of giving effect to a disposition otherwise than for monetary consideration of a share in a registered charge is payable under Scale 2 on —

- (a) the proportionate part of the amount secured by the registered charge at the time of the transfer, or
- (b) where the transfer relates to more than one charge, the proportionate part of the aggregate of the amounts secured by the registered charges at the time of the transfer.

(8) The fee payable under paragraphs (1), (5), (6) and (7) is reduced by fifty per cent where an application for the registration of a charge of the whole of a registered title or a transfer of charge is delivered by electronic means.

Commencement Information

I5 Art. 5 in force at 17.3.2014, see [art. 1\(1\)](#)

Large scale applications

6.—(1) In this article —

- (a) “land unit” means —
 - (i) the land registered under a single title number other than, in the case of an application to register a charge, any estate under any title number which is included in a primary application within the meaning of article 5(2), or
 - (ii) on a first registration application, a separate area of land not adjoining any other unregistered land affected by the same application,
- (b) “large scale application” means a scale fee application which relates to 20 or more land units, other than an application to register a disposition by the developer affecting the whole or part of the freehold estate in land which has been registered as a freehold estate in commonhold land, or a low value application,
- (c) “low value application” means a scale fee application, other than an application 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.

(2) Subject to paragraphs (3) and (4), the fee for a large scale application is the greater of —

- (a) the scale fee applicable to the application, and
- (b) a fee calculated on the following basis —
 - (i) where the application relates to not more than 500 land units, £10 for each land unit, or
 - (ii) where the application relates to more than 500 land units, £5,000 plus £5 for each land unit in excess of 500.

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(3) If a large scale application is a voluntary application, the fee payable under paragraph (2) is reduced by twenty five per cent and, where the reduced fee would be a figure which is not a multiple of ten, the fee must be reduced to the nearest £10.

(4) The maximum fee payable for a large scale application for first registration is £40,000 unless the application is a voluntary application in which case the maximum fee is £30,000.

Commencement Information

I6 Art. 6 in force at 17.3.2014, see [art. 1\(1\)](#)

PART 3

Valuation

Valuation (first registration and registered estates)

7.—(1) The value of the estate in land, franchise, profit, manor or share is the maximum amount for which it could be sold in the open market free from any charge —

- (a) in the case of a surrender, at the date immediately before the surrender, and
- (b) in any other case, at the date of the application.

(2) As evidence of the amount referred to in paragraph (1), the registrar may require a written statement signed by the applicant or the applicant's conveyancer or by any other person who, in the registrar's opinion, is competent to make the statement.

(3) Where an application for first registration is made on —

- (a) the purchase of a leasehold estate by the reversioner,
- (b) the purchase of a reversion by the leaseholder, or
- (c) any other like occasion,

and an unregistered interest is determined, the value of the land is the combined value of the reversionary and determined interests assessed in accordance with paragraphs (1) and (2).

Commencement Information

I7 Art. 7 in force at 17.3.2014, see [art. 1\(1\)](#)

Valuation (charges)

8.—(1) On an application for registration of a charge, the amount of the charge is —

- (a) where the charge secures a fixed amount, that amount,
- (b) where the charge secures further advances and the maximum amount that can be advanced or owed at any one time is limited, that amount,
- (c) where the charge secures further advances and the total amount that can be advanced or owed at any one time is not limited, the value of the property charged,
- (d) where the charge is by way of additional or substituted security or by way of guarantee, an amount equal to the lesser of —
 - (i) the amount secured or guaranteed, and

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- (ii) the value of the property charged, or
- (e) where the charge secures an obligation or liability which is contingent upon the happening of a future event (“the obligation”), and is not a charge to which subparagraph (d) applies, an amount equal to —
- (i) the maximum amount or value of the obligation, or
- (ii) if that maximum amount is greater than the value of the property charged, or is not limited by the charge, or cannot be calculated at the time of the application, the value of the property charged.
- (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 a registered estate or registered charge, the fee is payable on an amount calculated as follows —

$$\frac{\text{Value of the registered estate or registered charge}}{\text{Value of all the property charged}} \times \text{Amount of the charge}$$

- (3) Where one deed contains two or more charges made by the same chargor to secure the same debt, the deed is to be treated as a single charge, and the fee for registration of the charge is to be paid on the lesser of —
- (a) the amount of the whole debt, and
- (b) an amount equal to the value of the property charged.
- (4) Where one deed contains two or more charges to secure the same debt not made by the same chargor, the deed is to be treated as a separate single charge by each of the chargors and a separate fee is to be paid for registration of the charge by each chargor on the lesser of —
- (a) the amount of the whole debt, and
- (b) an amount equal to the value of the property charged by that chargor.
- (5) In this article “value of the property charged” means the value of the registered estate or the amount of the registered charge or charges affected by the application to register the charge, less the amount secured by any prior registered charges.

Commencement Information

18 Art. 8 in force at 17.3.2014, see [art. 1\(1\)](#)

PART 4

Fixed Fees and Exemptions

Fixed fees

9.—(1) Subject to paragraph (2) and to article 10, the fees for the applications and services specified in Schedule 3 shall be those set out in that Schedule.

(2) Where an application is one specified in paragraphs (1), (2) or (10) in Part 1 of Schedule 3 affecting the whole or part of the freehold estate in land which has been registered as a freehold estate in commonhold land registered in the name of the developer under more than one title number, the fee is to be assessed as if the application affects only one title.

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Commencement Information

I9 Art. 9 in force at 17.3.2014, see [art. 1\(1\)](#)

Exemptions

10. No fee is payable for any of the applications and services specified in Schedule 4.

Commencement Information

I10 Art. 10 in force at 17.3.2014, see [art. 1\(1\)](#)

PART 5

General and Administrative Provisions

Cost of surveys, advertisements and special enquiries

11. The applicant is to meet the costs of any survey, advertisement or other special enquiry that the registrar requires to be made or published in dealing with an application.

Commencement Information

I11 Art. 11 in force at 17.3.2014, see [art. 1\(1\)](#)

Applications not otherwise referred to

12. The fee payable for an application in respect of which no other fee is payable under this Order is—

- (a) £20 where the application is delivered by electronic means, and
- (b) £40 where the application is delivered by any other permitted means.

Commencement Information

I12 Art. 12 in force at 17.3.2014, see [art. 1\(1\)](#)

Method of payment

13.—(1) Except where the registrar otherwise permits, every fee shall be paid by means of a cheque or postal order crossed and made payable to Land Registry.

(2) Where there is an agreement with the applicant, a fee may be paid by direct debit to such bank account of the land registry as the registrar may from time to time direct.

(3) Where the amount of the fee payable on an application is immediately quantifiable, the fee shall be payable on delivery of the application.

(4) Where the amount of the fee payable on an application is not immediately quantifiable, the applicant shall pay the sum of £40 towards the fee when the application is made and shall lodge at the same time an undertaking to pay on demand the balance of the fee due, if any.

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(5) Where an outline application is made, the fee payable shall be the fee payable under paragraph (9) of Part 1 of Schedule 3 in addition to the fee otherwise payable under this Order.

.....
Commencement Information

I13 Art. 13 in force at 17.3.2014, see [art. 1\(1\)](#)

Revocation

14. The Land Registration Fee Order 2012⁽⁷⁾ is revoked.

.....
Commencement Information

I14 Art. 14 in force at 17.3.2014, see [art. 1\(1\)](#)

Signed by the authority of the Secretary of State

12th December 2013

Michael Fallon
Minister of State for Business and Enterprise
Department of Business, Innovation and Skills

We consent

11th December 2013

Karen Bradley
Anne Milton
Two of the Lord Commissioners of Her
Majesty's Treasury

(7) [S.I. 2012/1969](#).

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PROSPECTIVE

SCHEDULE 1

Articles 2 & 3

SCALE 1

Commencement Information

I15 Sch. 1 in force at 17.3.2014, see [art. 1\(1\)](#)

<i>Amount or value</i>	<i>Fee</i>	<i>Reduced fee where article 2(5) (voluntary registration: reduced fees) applies</i>
£	£	£
0–80,000	40	30
80,001–100,000	80	60
100,001–200,000	190	140
200,001–500,000	270	200
500,001–1,000,000	540	400
1,000,001 and over	910	680

NOTE 1: Where the amount or value is a figure which includes pence, it must 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.

SCHEDULE 2

Articles 4 & 5

SCALE 2

Commencement Information

I16 Sch. 2 in force at 17.3.2014, see [art. 1\(1\)](#)

<i>Amount or value</i>	<i>Fee</i>
£	£
0–100,000	40

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<i>Amount or value</i>	<i>Fee</i>
£	£
100,001–200,000	60
200,001–500,000	80
500,001–1,000,000	120
1,000,001 and over	250

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

SCHEDULE 3

Articles 9 & 13

PART 1

FIXED FEE APPLICATIONS

Commencement Information

I17 Sch. 3 Pt. 1 in force at 17.3.2014, see [art. 1\(1\)](#)

	Fee
(1) To register:	
(a) a standard form of restriction contained in Schedule 4 to the rules,	
(b) a notice,	
(c) a new or additional beneficiary of a unilateral notice,	
(d) an obligation to make further advances under rule 108,	
(e) an agreement of a maximum amount of security under rule 109, or	
(f) an alteration of priority of registered charges under rule 102	
Fee for up to three registered titles affected	
– where delivered by electronic means.....	£20
– where delivered by any other permitted means.....	£40
Additional fee for each subsequent registered title affected	
– where delivered by electronic means.....	£10
– where delivered by any other permitted means.....	£20
Provided that no such fee is 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 register a restriction in a form not contained in Schedule 4 to the rules – for each registered title	£45

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(a) where delivered by electronic means.....	
(b) where delivered by any other permitted means.....	£90
(3) To register a caution against first registration.....	£40
(4) To alter the cautions register – for each individual caution register.....	£40
(5) To close or partly close a registered leasehold or a registered rentcharge title other than on surrender – for each registered title closed or partly closed	
(a) where delivered by electronic means.....	£20
(b) where delivered by any other permitted means.....	£40
Provided that no such fee is payable if the application is accompanied by a scale fee application.	
(6) To upgrade from one class of registered title to another	
(a) where delivered by electronic means.....	£20
(b) where delivered by any other permitted means.....	£40
Provided that no such fee is payable if the application for upgrading is accompanied by a scale fee application.	
(7) To cancel a notice in the register in respect of an unregistered lease or an unregistered rentcharge which has determined – for each registered title affected	
(a) where delivered by electronic means.....	£20
(b) where delivered by any other permitted means.....	£40
Provided that no such fee is payable if the application is accompanied by a scale fee application.	
(8) To enter or remove a record of a defect in title pursuant to section 64(1) of the Act	
(a) where delivered by electronic means.....	£20
(b) where delivered by any other permitted means.....	£40
Provided that no such fee is payable if the application is accompanied by a scale fee application.	
(9) An outline application made under rule 54	
(a) where delivered by electronic means.....	£2
(b) where delivered by any other permitted means	£5
Such fee is payable in addition to any other fee which is payable in respect of the application.	
(10) For an order in respect of a restriction under section 41(2) of the Act – for each registered title affected	
(a) where delivered by electronic means.....	£20
(b) where delivered by any other permitted means.....	£40
(11) To register a person in adverse possession of a registered estate – for each registered title affected	£130

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(12) For registration as a person entitled to be notified of an application for adverse possession – for each registered title affected	
(a) where delivered by electronic means.....	£20
(b) where delivered by any other permitted means.....	£40
(13) For the determination of the exact line of a boundary under rule 118 – for each application	£90
(14) To alter the register – for each application	
(a) where delivered by electronic means.....	£20
(b) where delivered by any other permitted means.....	£40
(15) To register a freehold estate in land as a freehold estate in commonhold land which is not accompanied by a statement under section 9(1)(b) of the CLRA:	
(a) up to 20 commonhold units	£40
(b) for every 20 commonhold units, or up to 20 commonhold units, thereafter.....	£10
(16) To add land to a commonhold:	
(a) adding land to the common parts title	£40
(b) adding land to a commonhold unit	£40
(c) adding commonhold units	
– up to 20 commonhold units	£40
– for every 20 commonhold units, or up to 20 commonhold units, thereafter.....	£10
(17) To apply for a freehold estate in land to cease to be registered as a freehold estate in commonhold land during the transitional period, as defined in the CLRA.....	£40
(18) To register a freehold estate in land as a freehold estate in commonhold land, which is accompanied by a statement under section 9(1)(b) of the CLRA	
– for each commonhold unit converted	£40
(19) To register an amended commonhold community statement which changes the extent of the common parts or any commonhold unit:	
(a) for the common parts	£40
(b) for up to three commonhold units	£40
(c) for each subsequent commonhold unit	£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 that attracts a fee under this Part.	
(20) To register an amended commonhold community statement which does not change the extent of a registered title within the commonhold.....	£40
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 that attracts a fee under this Part.	
(21) To register an alteration to the Memorandum or Articles of Association of a commonhold association	£40

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(22) To make a termination application	
– for each registered title affected	£40
(23) To note the surrender of a development right under section 58 of the CLRA.....	£40

PART 2

SERVICES – INSPECTION AND COPYING

Commencement Information

I18 Sch. 3 Pt. 2 in force at 17.3.2014, see [art. 1\(1\)](#)

(1) Inspection by electronic means:	
(a) for each individual register	£3
(b) for each title plan	£3
(c) for each document referred to in an individual register or kept by the registrar which relates to an application to the registrar.....	£3
(d) for the individual register and title plan of a commonhold common parts title – for each registered title.....	£3
(e) for each individual caution register.....	£3
(f) for each caution plan	£3
(2) Inspection by other permitted means:	
(a) for each individual register	£7
(b) for each title plan	£7
(c) for each document referred to in an individual register or kept by the registrar which relates to an application to the registrar.....	£7
(d) for the individual register and title plan of a commonhold common parts title – for each registered title.....	£7
(e) for each individual caution register	£7
(f) for each caution plan	£7
(3) Official copy in respect of a registered title:	
(a) for each individual register	
(i) where an official copy is requested by electronic means.....	£3
(ii) where an official copy is requested by any other permitted means.....	£7
(b) for each title plan	
(i) where an official copy is requested by electronic means.....	£3
(ii) where an official copy is requested by any other permitted means.....	£7
(c) for each commonhold common parts individual register and title plan	

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(i) where an official copy is requested by electronic means.....	£3
(ii) where an official copy is requested by any other permitted means.....	£7
(4) Official copy in respect of the cautions register	
(a) for each individual caution register	
(i) where an official copy is requested by electronic means.....	£3
(ii) where an official copy is requested by any other permitted means.....	£7
(b) for each caution plan	
(i) where an official copy is requested by electronic means.....	£3
(ii) where an official copy is requested by any other permitted means.....	£7
(5) Official copy of documents referred to in an individual register or kept by the registrar which relates to an application to the registrar – for each document	
(a) where an official copy is requested by electronic means.....	£3
(b) where an official copy is requested by any other permitted means.....	£7
(6) Copy of an historical edition	
(a) of an individual register of a registered title, where a copy is requested by electronic means – for each title.....	£3
.....	
(b) of a registered title or part of the edition of a registered title, where a copy is requested by any other permitted means – for each title	£7

PART 3
SERVICES - SEARCHES

Commencement Information

119 Sch. 3 Pt. 3 in force at 17.3.2014, see [art. 1\(1\)](#)

(1) An official search of an individual register or of a pending first registration application made to the registrar by electronic means – for each title	£3
(2) An official search of an individual register by a mortgagee for the purpose of section 56(3) of the Family Law Act 1996 ⁽⁸⁾ made to the registrar by electronic means.....	£3
(3) An official search of an individual register or of a pending first registration application other than as described in paragraphs (1) and (2) – for each title	£7
(4) The issue of a certificate of inspection of a title plan	£7
(5) An official search of the index map	
(a) where no or not more than five registered titles are disclosed.....	£4

⁽⁸⁾ 1996 c. 27.

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(b) where more than five registered titles are disclosed	
(i) for the first five titles.....	£4
(ii) for every ten titles, or up to ten titles, thereafter.....	£2
(6) Search of the index of proprietors' names – for each name.....	£11
(7) An official search of the index of relating franchises and manors – for each administrative area	
(a) where the application is delivered by electronic means	£3
(b) where the application is delivered by any other permitted means.....	£7

PART 4

SERVICES – OTHER INFORMATION

Commencement Information

I20 Sch. 3 Pt. 4 in force at 17.3.2014, see [art. 1\(1\)](#)

(1) Application for return of a document under rule 204.....	£9
(2) Application that the registrar designate a document an exempt information document	
(a) where delivered by electronic means.....	£12
(b) where delivered by any other permitted means.....	£25

SCHEDULE 4

Article 10

EXEMPTIONS

Commencement Information

I21 Sch. 4 in force at 17.3.2014, see [art. 1\(1\)](#)

No fee is payable for:

(1) reflecting a change in the name, address or description of a registered proprietor or other person referred to in the register, or in the cautions register, or changing the description of a property,

(2) giving effect in the register to a change of proprietor where the registered estate 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,

(3) registering the surrender of a registered leasehold estate where the surrender is consideration or part consideration for the grant of a new lease to the registered proprietor of substantially the

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same premises as were comprised in the surrendered lease and where a scale fee is paid for the registration of the new lease,

(4) registering a discharge of a registered charge,

(5) registering a home rights notice, or renewal of such a notice, or renewal of a home rights caution under the Family Law Act 1996,

(6) entering in the register the death of a joint proprietor,

(7) cancelling the registration of a notice (other than a notice in respect of an unregistered lease or unregistered rentcharge), caution against first registration, caution against dealings, including a withdrawal of a notice of deposit or intended deposit, inhibition, restriction, or note,

(8) the removal of the designation of a document as an exempt information document,

(9) approving an estate layout plan or any draft document with or without a plan,

(10) an order by the registrar (other than an order under section 41(2) of the Act),

(11) deregistering a manor,

(12) an entry in the register of a note of the dissolution of a corporation,

(13) registering a restriction in Form A in Schedule 4 to the rules,

(14) an application for day list information on any one occasion delivered by electronic means.

PROSPECTIVE

EXPLANATORY NOTE

(This note is not part of the Order)

This Order replaces the Land Registration Fee Order 2012. It makes changes to land registration fees.

The main changes made by the Order are:

(1) There is a fifty per cent reduction in the fee for the following applications if delivered by electronic means —

(a) registration of a transfer of the whole of a registered title (articles 3(5) and 4(3)),

(b) registration of a charge of the whole of a registered title (article 5(8)),

(c) registration of a transfer of charge (article 5(8)),

(d) applications where no other fee is prescribed (article 12),

(e) fixed fee applications listed in paragraphs (1), (2), (5), (6), (7), (8), (10), (12) and (14) of Part 1 of Schedule 3 and paragraph (2) of part 4 of Schedule 3.

(2) There are the following changes to the Scale 1 fee bands (Schedule 1) —

(a) the lowest band is now £0 to £80,000, with a fee of £40,

(b) the fee for the band £80,001 to £100,000 has decreased from £120 to £80.

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(3) Paragraph (1) of Part 1 of Schedule 3 includes reference to applications to register an alteration of priority of registered charges.

(4) The fee for an application to cancel a notice in the register in respect of an unregistered lease which has determined is now a fixed fee (paragraph (7) of Part 1 of Schedule 3) rather than a fee assessed under Scale 1.

(5) The fees for inspection and requests for official copies of documents referred to in the register or kept by the registrar in relation to an application have changed. The fee is per document and is £3 if made by electronic means and £7 if made by any other permitted means (paragraphs (1)(c), (2)(c) and (5) of Part 2 of Schedule 3).

(6) The fees for applications for a copy of an historical edition of an individual register or a copy of an historical edition of a registered title have been reduced (paragraph (6) of Part 2 of Schedule 3).

(7) The provisions in the Land Registration Fee Order 2012 relating to credit accounts have not been carried forward as the credit account facility is no longer available.

(8) The fee exemption in the Land Registration Fee Order 2012 for an application to lodge a caution against first registration, or to make a register entry, where the application relates to rights in respect of the repair of a church chancel and is lodged on or before 12 October 2013 has not been carried forward, as the exemption no longer applies.

A full regulatory impact assessment of the effect that this instrument will have on the costs of business and the voluntary sector is available from the Personal Assistant to the Head of Corporate Legal Services, Land Registry Head Office, Trafalgar House, 1 Bedford Park, Croydon CR0 2AQ and is annexed to the Explanatory Memorandum which is available alongside the instrument on www.legislation.gov.uk.

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