Changes to legislation: The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 20 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

STATUTORY INSTRUMENTS

2003 No. 1417

LAND REGISTRATION, ENGLAND AND WALES

The Land Registration Rules 2003

Made - - - - 19th May 2003 Laid before Parliament 5th June 2003

Coming into force in accordance with rule 1

THE LAND REGISTRATION RULES 2003

PRELIMINARY

1. Citation and commencement

PART 1

THE REGISTER OF TITLE

- 2. Form and arrangement of the register of title
- 3. Individual registers and more than one registered estate, division and amalgamation
- 4. Arrangement of individual registers
- 5. Contents of the property register
- 6. Property register of a registered leasehold estate
- 7. Property register of a registered estate in a rentcharge, a franchise or a profit a prendre in gross
- 8. Contents of the proprietorship register
- 9. Contents of the charges register

PART 2

INDICES

- 10. Index to be kept under section 68 of the Act
- 11. Index of proprietors' names
- 12. The day list

Changes to legislation: The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 20 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

PART 3

APPLICATIONS: GENERAL PROVISIONS

- 13. Form AP1
- 14. Electronic delivery of applications
- 15. Time at which applications are taken to be made
- 16. Applications not in order
- 17. Additional evidence and enquiries
- 18. Continuation of application on a transfer by operation of law
- 19. Objections
- 20. Completion of applications

PART 4

FIRST REGISTRATION

- 21. First registration—application by mortgagee
- 22. Registration of a proprietor of a charge falling within section 4(1)(g) of the Act
- 23. First registration–application form
- 24. Documents to be delivered with a first registration application
- 25. First registration of mines and minerals
- 26. First registration of cellars, flats, tunnels etc
- 27. First registration application based on adverse possession or where title documents are otherwise unavailable
- 27A First registration where land is or was listed as land of community value
- 28. Duty to disclose unregistered interests that override first registration
- 29. First registration-examination of title
- 30. Searches and enquiries by the registrar
- 31. First registration–foreshore
- 32. Mines and minerals—note as to inclusion or exclusion
- 33. First registration—entry of beneficial rights
- 34. First registration–registration of a proprietor of a legal mortgage not within rule 22 or rule 38
- 35. First registration–entry of burdens
- 36. First registration–note as to rights of light and air
- 37. First registration-notice of lease
- 38. Application of the Act to dealings prior to first registration

PART 5

CAUTIONS AGAINST FIRST REGISTRATION

- 39. Definitions
- 40. Form and arrangement of the cautions register
- 41. Arrangement of individual caution registers
- 42. Caution against first registration-application
- 43. Withdrawal of a caution against first registration—application
- 44. Cancellation of a caution against first registration—application
- 45. Other persons who may apply to cancel a caution against first registration
- 46. Application for cancellation of a caution against first registration by a person who originally consented
- 47. Consent to registration of a caution against first registration
- 48. Alteration of the cautions register by the court

Changes to legislation: The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 20 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- 49. Alteration of the cautions register by the registrar
- 50. Applications to the registrar to alter the cautions register and service of notice
- 51. Alteration of the cautions register—alteration of cautioner
- 52. Definition of "the cautioner"
- 53. The prescribed periods under section 16(2) and section 18(4) of the Act

DART 6

REGISTERED LAND: APPLICATIONS, DISPOSITIONS AND MISCELLANEOUS ENTRIES

Applications

- 54. Outline applications
- 55. Priority of applications
- 56. Dispositions affecting two or more registered titles
- 57. Duty to disclose unregistered interests that override registered dispositions

Registrable dispositions—Form

- 58. Form of transfer of registered estates
- 58A Form and content of prescribed clauses leases
- 59. Transfers by way of exchange
- 60. Transfer of leasehold land, the rent being apportioned or land exonerated

Execution by an attorney

- 61. Documents executed by attorney
- 62. Evidence of non-revocation of power more than 12 months old
- 63. Evidence in support of power delegating trustees' functions to a beneficiary

Covenants

- 64. Positive covenants
- 65. Indemnity covenants
- 66. Modification of implied covenants in transfer of land held under an old tenancy
- 67. Covenants implied under Part I of the Law of Property (Miscellaneous Provisions) Act 1994 and under the Law of Property Act 1925
- 68. Additional provision as to implied covenants
- 69. Transfer of registered estate subject to a rentcharge

Mines or minerals

- 70. Description of land where mines or minerals situated
- 71. Note as to inclusion of mines or minerals in the registered estate

Miscellaneous entries

- 72. Register entries arising from transfers and charges of part
- Register entries arising in respect of leases within section 27(2)(b) of the Act granted on or after 19 June 2006
- 72B Entries in the tenant's registered title in respect of notices in the landlord's registered title
- 72C Register entries arising from other registrable dispositions
- 73A Application for register entries for legal easements and profits a prendre
- 76. Note as to rights of light or air

Changes to legislation: The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 20 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- 77. No entry in the register of a right of entry in certain leases
- 78. Note of variation of lease etc on register
- 79. Determination of registered estates
- 79A Acquisition of the right to manage by a RTM company

PART 7

NOTICES

- 80. Certain interests to be protected by agreed notices
- 81. Application for an agreed notice
- 82. Application for a ... home rights notice or its renewal
- 83. Application for entry of a unilateral notice
- 84. Entry of a notice in the register
- 85. Removal of a unilateral notice
- 86. Cancellation of a unilateral notice
- 87. Cancellation of a notice (other than a unilateral notice or a ... home rights notice)
- 87A Cancellation of a home rights notice
- 88. Registration of a new or additional beneficiary of a unilateral notice
- 89. Notice of unregistered interests
- 90. Application for entry of a notice under paragraph 5(2) or, in certain cases, paragraph 7(2)(a) of Part 1 of Schedule 2 to the Act

PART 8

RESTRICTIONS

- 91. Standard forms of restriction
- 91A Completion of standard forms of restriction
- 91B Where a certificate or consent under a restriction is given by a corporation
- 92. Application for a restriction and the prescribed period under section 45(2) of the Act
- 93. Persons regarded as having a sufficient interest to apply for a restriction
- 94. When an application for a restriction must be made
- 95. Form of obligatory restrictions
- 96. Application for an order that a restriction be disapplied or modified
- 97. Application to cancel a restriction
- 98. Applications to withdraw a restriction from the register
- 99. Cancellation of a restriction relating to a trust
- 100. Entry following a direction of the court regarding overriding priority in connection with a restriction

PART 9

CHARGES

- 101. How ranking of registered charges as between themselves to be shown on register
- 102. Alteration of priority of registered charges
- 103. Form of charge of registered estate
- 104. Application for registration of the title to a local land charge
- 105. Overriding statutory charges
- 106. Service of notice of overriding statutory charges
- 107. Further advances—notice of creation of subsequent charge
- 108. Obligations to make further advances

Changes to legislation: The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 20 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- 109. Agreement of maximum amount of security
- 110. Consolidation of registered charges
- 111. Certificate of registration of company charges
- 111A Registration of charges by certain overseas companies
- 112. Foreclosure—registration requirements
- 113. Variation of the terms of a registered charge
- 114. Discharges and releases of registered charges
- 115. Discharges and releases of registered charges in electronic form
- 116. Transfer of a registered charge
- 116A Information relating to deeds of postponement in respect of registered charges and noted charges

PART 10

BOUNDARIES

- 117. Definition
- 118. Application for the determination of the exact line of a boundary
- 119. Procedure on an application for the determination of the exact line of a boundary
- 120. Completion of application for the exact line of a boundary to be determined
- 121. Relationship between determined and undetermined parts of a boundary
- 122. Determination of the exact line of a boundary without application
- 123. Agreement about accretion or diluvion

PART 11

OUALITY OF TITLE

- 124. Application to upgrade title under section 62 of the Act
- 125. Use of register to record defects in title

PART 12

ALTERATIONS AND CORRECTIONS

- 126. Alteration under a court order—not rectification
- 127. Court order for alteration of the register—form and service
- 128. Alteration otherwise than pursuant to a court order—notice and enquiries
- 129. Alteration otherwise than under a court order—evidence
- 130. Correction of mistakes in an application or accompanying document

PART 13

INFORMATION ETC

Interpretation of this Part

131. Definitions

Delivery of applications and issuing of certificates

132. Delivery of applications and issuing of certificates by electronic and other means

Inspection and copying

133. Inspection and copying

Changes to legislation: The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 20 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

Official Copies

- 134. Application for official copies of a registered title, the cautions register or for a certificate of inspection of the title plan
- 135. Application for official copies of documents referred to in the register of title and other documents kept by the registrar

Exempt information documents

- 136. Application that the registrar designate a document an exempt information document
- 137. Application for an official copy of an exempt information document
- 138. Application for removal of the designation of a document as an exempt information document

Transitional period documents

139. Inspection, copying and official copies of transitional period documents

Inspection, official copies and searches of the index of proprietors' names in connection with court proceedings, insolvency and tax liability

140. Application in connection with court proceedings, insolvency and tax liability

Information about the day list, electronic discharges of registered charges and title plans

- 141. Day list information
- 142. Enquiry as to discharge of a charge by electronic means
- 143. Certificate of inspection of title plan

Historical information

144. Application for an historical edition of a registered title kept by the registrar in electronic form

Official searches of the index kept under section 68 of the Act

- 145. Searches of the index map
- 146. Searches of the index of relating franchises and manors

Official searches with priority

- 147. Application for official search with priority by purchaser
- 148. Entry on day list of application for official search with priority
- 149. Issue of official search certificate with priority
- 150. Withdrawal of official search with priority
- 151. Protection of an application on which a protected application is dependent
- 152. Protection of an application relating to a pending application for first registration on which a protected application is dependent
- 153. Priority of concurrent applications for official searches with priority and concurrent official search certificates with priority
- 154. Applications lodged at the same time as the priority period expires

Official searches without priority

155. Application for official search without priority

Changes to legislation: The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 20 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

156. Issue of official search certificate without priority

Request for information

157. Information requested by telephone, oral or remote terminal application for an official search

Official searches for the purpose of the Family Law Act 1996 and information requests

- 158. Application for official search for the purpose of the Family Law Act 1996 by a mortgagee
- 159. Issue of official search certificate result following an application made by a mortgagee for the purpose of section 56(3) of the Family Law Act 1996
- 160. Information requested by an applicant for an official search for the purpose of the Family Law Act 1996

PART 14

MISCELLANEOUS AND SPECIAL CASES

Dispositions by operation of law within section 27(5) of the Act

161. Applications to register dispositions by operation of law which are registrable dispositions

Death of proprietor

- 162. Transfer by a personal representative
- 163. Registration of a personal representative
- 164. Death of joint proprietor

Bankruptcy of proprietor

- 165. Bankruptcy notice
- 166. Bankruptcy restriction
- 167. Action of the registrar in relation to bankruptcy entries
- 168. Registration of trustee in bankruptcy
- 169. Trustee in bankruptcy vacating office
- 170. Description of trustee in register

Overseas insolvency proceedings

171. Proceedings under the EC Regulation on insolvency proceedings

Pending land actions, writs and orders

172. Benefit of pending land actions, writs and orders

The Crown

173. Escheat etc

Church of England

- 174. Entry of Incumbent on a transfer to the Church Commissioners
- 175. Entry of Church Commissioners etc as proprietor

Changes to legislation: The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 20 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

Charities

- 176. Non-exempt charities—restrictions
- 177. Registration of trustees incorporated under Part VII of the Charities Act 1993
- 178. Registration of official custodian
- 179. Statements to be contained in dispositions in favour of a charity
- 180. Statements to be contained in dispositions by a charity

Companies and other corporations

- 181. Registration of companies and limited liability partnerships
- 182. Registration of trustees of charitable, ecclesiastical or public trust
- 183. Registration of certain corporations
- 183A Registration of registered social landlords, private registered providers of social housing and unregistered housing associations
- 184. Administration orders and liquidation of a company
- 185. Note of dissolution of a corporation

Settlements

186. Settlements

Adverse Possession

- 187. Interpretation
- 188. Applications for registration—procedure
- 188A Notification of application where registered proprietor is a dissolved company
- 189. Time limit for reply to a notice of an application
- 190. Notice under paragraph 3(2) of Schedule 6 to the Act
- 191. Adverse possession of rentcharges
- 192. Adverse possession of a rentcharge; non-payment of rent
- 193. Prohibition of recovery of rent after adverse possession of a rentcharge
- 194. Registration as a person entitled to be notified of an application for adverse possession
- 194A Arbitration requested by proprietor
- 194B Notice of required apportionment
- 194C Apportionment
- 194D Basis of valuation
- 194E Receipt of notice etc
- 194F Notice of apportionment
- 194G Costs

Indemnity; interest on

195. Payment of interest on an indemnity

Statements under the Leasehold Reform, Housing and Urban Development Act 1993

196. Statements in transfers or conveyances and leases under the Leasehold Reform, Housing and Urban Development Act 1993

Modification of Parts 2 and 3 of the Act in their application to incorporeal hereditaments

196A Possessory titles to rentcharges

Changes to legislation: The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 20 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

196B Application of sections 11, 12 and 29 of the Act to franchises DA DT 15

	raki ij
	GENERAL PROVISIONS
	Notices and Addresses for Service
197. 198. 199.	Content of notice Address for service of notice Service of notice
	Specialist assistance
200.	Use of specialist assistance by the registrar
	Proceedings before the registrar
201. 202.	Production of documents Costs
	Retention and return of documents
203. 204. 205.	Retention of documents on completion of an application Request for the return of certain documents Release of documents kept by the registrar
	Forms
206. 207. 207A 208. 209. 210. 211. 212.	Use of forms Adaptation of certain Schedule 1 forms to provide for direct debit Amendment of certain Schedule 1 forms to provide for explanatory information to be altered Welsh language forms Use of non-prescribed forms Documents in a Schedule 1 form Electronically produced forms Documents where no form is prescribed
	Documents accompanying applications
213. 214. 215. 215A	Identification of part of the registered title dealt with Lodging of copy instead of an original document Documents and other evidence in support of an application Statements of truth
	Land Pagistry, when onen to public

Land Registry—when open to public

216. Days on which the Land Registry is open to the public

Interpretation

- General Interpretation 217.
- 217A Definition of "conveyancer"

PART 16

TRANSITIONAL

Changes to legislation: The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 20 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

Cautions against dealings

- 218. Definitions
- 219. Consent under a caution
- 220. Notice under section 55(1) of the 1925 Act and under rule 223(3)
- 221. Cautioner showing cause
- 222. Withdrawal of a caution by the cautioner
- 223. Cancellation of a caution—application by the proprietor etc

Rentcharges and adverse possession

224. Registered rentcharges held in trust under section 75(1) of the 1925 Act on commencement Signature

SCHEDULE 1 — SCHEDULE 1 FORMS REFERRED TO IN RULES 206, 207A AND 210

SCHEDULE 1A —

SCHEDULE 2 — NOTICES PUBLICISING ARRANGEMENTS FOR ELECTRONIC AND OTHER MODES OF DELIVERY OF APPLICATIONS AND OTHER MATTERS

- 1. If the registrar is satisfied that adequate arrangements have been...
- 2. The applications and other matters referred to in paragraph 1...
- 3. Subject to paragraphs 4, 5 and 6, a notice given...
- 4. A notice given under paragraph 1 may from time to...
- 5. If and so long as owing to the breakdown or...
- 6. Paragraph 5 will apply despite the absence of a variation,...
- 7. The provisions referred to in paragraph 2 will not prevent...
 - SCHEDULE 3 SCHEDULE 3 FORMS REFERRED TO IN RULE 206
 - SCHEDULE 4 STANDARD FORMS OF RESTRICTION
 - SCHEDULE 5 APPLICATIONS IN CONNECTION WITH COURT PROCEEDINGS, INSOLVENCY AND TAX LIABILITY —QUALIFYING APPLICANTS AND APPROPRIATE CERTIFICATES
 - SCHEDULE 6 INFORMATION TO BE INCLUDED IN CERTAIN RESULTS OF OFFICIAL SEARCHES
 - Part 1 INFORMATION TO BE INCLUDED IN THE RESULT OF AN OFFICIAL SEARCH OF THE INDEX MAP
- A The date and time of the official search certificate
- B A description of the land searched
- C The reference (if any) of the applicant or the person...
- D Whether there is— (i) a pending application for first registration...
 - Part 2 INFORMATION TO BE INCLUDED IN THE RESULT OF AN OFFICIAL SEARCH OF THE INDEX OF RELATING FRANCHISES AND MANORS
- A The date and time of the official search certificate

Changes to legislation: The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 20 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- B The administrative area(s) searched
- C The reference (if any) of the applicant or the person...
- D Whether there is a verbal description of—
 - Part 3 INFORMATION TO BE INCLUDED IN THE RESULT OF AN OFFICIAL SEARCH OF AN INDIVIDUAL REGISTER OF A REGISTERED TITLE
- A The title number
- B The date and time of the official search certificate
- C If the official search certificate is part of a registered...
- D The applicant's name
- E The applicant's, or his agent's, reference (if any): limited to...
- F Details of any relevant adverse entries made in the individual...
- G Notice of the entry of any relevant pending application or...
- H Notice of the entry on the day list of any...
- I If the official search is with priority, the date and...
- J If the official search is without priority, a statement that...
 - Part 4 INFORMATION TO BE INCLUDED IN THE RESULT OF AN OFFICIAL SEARCH WITH PRIORITY IN RELATION TO A PENDING APPLICATION FOR FIRST REGISTRATION
- A The title number allotted to the pending application for first...
- B The date and time of the official search certificate
- C If the official search is of part, a short description...
- D The applicant's name
- E The applicant's, or his agent's, reference (if any): limited to...
- F The full name of the person who has applied for...
- G The date and time at which the pending application for...
- H Notice of the entry of any relevant pending application affecting...
- I Notice of the entry on the day list of any...
- J The date and time at which priority expires
 - Part 5 INFORMATION TO BE INCLUDED IN THE RESULT OF AN OFFICIAL SEARCH BY A MORTGAGEE FOR THE PURPOSE OF SECTION 56(3) OF THE FAMILY LAW ACT 1996
- A The title number
- B The date and time of the official search certificate
- C The mortgagee's name
- D The mortgagee's, or his agent's, reference (if any): limited to...
- E Whether, at the date and time of the official search...
- F Whether at the date and time of the official search...

SCHEDULE 7 — SETTLEMENTS

- 1. General
- 2. First registration—restriction required
- 3. Standard forms of restriction applicable to settled land
- 4. Transfer of land into settlement
- 5. Registered land brought into settlement
- 6. Registered land bought with capital money
- 7. Duty to apply for restrictions when registered land is settled
- 8. Proprietor ceasing in his lifetime to be the tenant for life
- 9. Tenant for life or statutory owner entitled to have the settled land vested in him
- 10. Registration of statutory owner during a minority otherwise than on death
- 11. Registration of special personal representatives
- 12. Transfer on the death of the tenant for life

Document Generated: 2024-06-20

Status: Point in time view as at 06/04/2013.

Changes to legislation: The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 20 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- 13. Minority where settlement arises under a will or intestacy
- 14. Discharge of registered land from beneficial interests and powers under a settlement
- 15. Discharge from liability in respect of beneficial interests and powers under a settlement
- 16. Interpretation

SCHEDULE 8 — MODIFIED FORM OF SCHEDULE 6 TO THE ACT APPLICABLE TO REGISTERED RENTCHARGES

SCHEDULE 9 — FORMS OF EXECUTION

Explanatory Note

Status:

Point in time view as at 06/04/2013.

Changes to legislation:

The Land Registration Rules 2003 is up to date with all changes known to be in force on or before 20 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations.