

2022 No. 730

LAND REGISTRATION, ENGLAND AND WALES

The Land Registration (Amendment) Rules 2022

Made - - - - 29th June 2022

Laid before Parliament 30th June 2022

Coming into force in accordance with regulation 1(1)

The Secretary of State makes the following Rules in exercise of the powers conferred by sections 14(a), 25(1), 27(6), 127(1) and 128(1) of, and paragraphs 6(a) and 8 of Schedule 10 to, the Land Registration Act 2002(a).

In accordance with section 127(b) of the Land Registration Act 2002, the Secretary of State has received the advice and assistance of the Rule Committee appointed under that section.

Citation, commencement and extent

1.—(1) These Rules may be cited as the Land Registration (Amendment) Rules 2022 and come into force on the day section 3 of the Economic Crime (Transparency and Enforcement) Act 2022(c) comes into force.

(2) These Rules extend to England and Wales.

Amendment of the Land Registration Rules 2003

2.—(1) Schedule 1 (forms referred to in rules 206, 207A and 210) to the Land Registration Rules 2003(d) (“the 2003 Rules”) is amended in accordance with Schedule 1 to these Rules.

(2) Schedule 1A(e) to the 2003 Rules is amended in accordance with Schedule 2 to these Rules.

Transitional provision

3.—(1) Subject to paragraph (2), a pre-commencement form may continue to be used for the period of 15 months beginning with the day on which these Rules come into force.

(2) Where a person makes an application to the registrar(f)—

-
- (a) 2002 c. 9. By virtue of 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 (S.I. 2011/2436), the functions of the Lord Chancellor under the Land Registration Act 2002, with three exclusions, were transferred to the Secretary of State. None of the exclusions are relevant. See section 132(1) for the definition of land registration rules.
- (b) Section 127 was amended by paragraphs 301 and 302 of Part 1 of Schedule 4 to the Constitutional Reform Act 2005 (c. 4), 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 the Ordnance Survey) Order 2011 and section 36 of the Infrastructure Act 2015 (c. 7).
- (c) 2022 c. 10.
- (d) S.I. 2003/1417; relevant amending instruments are S.I. 2005/1766, 1982, 2008/1750, 1919, 2009/1996, 2011/1410, 2018/70 and 2020/425.
- (e) Schedule 1A was inserted by 2005/1982.
- (f) “Registrar” has the meaning given in the Land Registration Rules 2003, S.I. 2003/1417.

- (a) that includes a disposition by an overseas entity;
- (b) to register an overseas entity as proprietor of a registered estate in land; or
- (c) that falls within both paragraphs (a) and (b),

a pre-commencement form may continue to be used for the period of 15 months beginning with the day on which these Rules come into force provided the person provides the information described in paragraph (3) with the application.

- (3) The information described in this paragraph is, for each overseas entity—
 - (a) the overseas entity ID; or
 - (b) confirmation that the overseas entity ID is not required.
- (4) For the purposes of this rule—
 - (a) “pre-commencement form” means a form specified in Schedule 1 to, or the required wording specified in Schedule 1A to, the 2003 Rules, as those Rules were in force immediately before the coming into force of these Rules;
 - (b) a pre-commencement form is “used”—
 - (i) in the case where the form makes a registrable disposition within the meaning of section 132 of the Land Registration Act 2002, at the time that the disposition is made;
 - (ii) in the case that a form is used to make an application to the registrar, at the time the application is delivered to the registrar^(a);
 - (c) “overseas entity” has the meaning given in section 2 of the Economic Crime (Transparency and Enforcement) Act 2022;
 - (d) “overseas entity ID” means an overseas entity ID allocated in accordance with section 5 of that Act.

29th June 2022

Callanan
Parliamentary Under Secretary of State
Department for Business, Energy and Industrial Strategy

SCHEDULE 1

Rule 2(1)

Amendment of forms specified in Schedule 1 to the 2003 Rules

1. In form ADV1, for Panel 6 and the related explanatory information substitute—

(a) See rules 14 and 15 of the Land Registration Rules 2003.

“

Provide the full name(s) of the person(s) applying to be registered. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

Complete as appropriate where the applicant is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Enter the overseas entity ID issued by Companies House for the applicant pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in practice guide 78: overseas entities.

6 The applicant:

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas entities

(a) Territory of incorporation or formation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

”

2. In form AP1, for panel 6 and the related explanatory information substitute—

“

Provide the full name(s) of the person(s) applying to change the register. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

Complete as appropriate where the applicant is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Enter the overseas entity ID issued by Companies House for the applicant pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in practice guide 78: overseas entities.

6 The applicant:

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas entities

(a) Territory of incorporation or formation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

”

3. In form AS1, for panels 5 and 6 and the related explanatory information substitute—

“

Give full name(s) of **all** of the persons assenting the property.

Complete as appropriate where the personal representative is a company.

Enter the overseas entity ID issued by Companies House for the personal representative pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in practice guide 78: overseas entities.

5 Personal representative of deceased proprietor:

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas entities

(a) Territory of incorporation or formation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

Give full name(s) of **all** of the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Enter the overseas entity ID issued by Companies House for the transferee pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in practice guide 78: overseas entities.

6 Transferee for entry in the register:

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas entities

(a) Territory of incorporation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

”

4. In form AS3, for panels 6 and 7 and the related explanatory information substitute—

“

Give full name(s) of **all** of the persons assenting the property.

Complete as appropriate where the personal representative is a company.

Enter the overseas entity ID issued by Companies House for the personal representative pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in practice guide 78: overseas entities.

6 Personal representative of deceased proprietor:

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas entities

(a) Territory of incorporation or formation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

Give full name(s) of **all** of the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Enter the overseas entity ID issued by Companies House for the transferee pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in practice guide 78: overseas entities.

7 Transferee for entry in the register:

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas entities

(a) Territory of incorporation or formation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

”.

5. In form CH1, for panel 4 and the related explanatory information substitute—

“

Give full name(s).

Complete as appropriate where the borrower is a company.

Enter the overseas entity ID issued by Companies House for the borrower pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in practice guide 78: overseas entities.

”

4	<p>Borrower:</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas entities</u> (a) Territory of incorporation or formation:</p> <p>(b) Overseas entity ID issued by Companies House, including any prefix:</p> <p>(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:</p>
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6. In form FR1, for panel 6 and the related explanatory information substitute—

“

Provide the full name(s) of the person(s) applying for first registration. Where a conveyancer lodges the application, this must be the name(s) of the client(s), not the conveyancer.

If the application is based on adverse possession or lost deeds, you may add a telephone number and/or email address for the applicant that we can use for arranging any survey which may be needed.

Complete as appropriate where the applicant is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Enter the overseas entity ID issued by Companies House for the applicant pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in practice guide 78: overseas entities.

6	<p>The applicant:</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas entities</u> (a) Territory of incorporation or formation:</p> <p>(b) Overseas entity ID issued by Companies House, including any prefix:</p> <p>(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:</p>
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7. In form TP1, for panels 5 and 6 and the related explanatory information substitute—

“

Give full name(s) of **all** of the persons transferring the property.

Complete as appropriate where the transferor is a company.

Enter the overseas entity ID issued by Companies House for the transferor pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in practice guide 78: overseas entities.

5 Transferor:

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas entities

(a) Territory of incorporation or formation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

Give full name(s) of **all** the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Enter the overseas entity ID issued by Companies House for the transferee pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in practice guide 78: overseas entities.

6 Transferee for entry in the register:

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas entities

(a) Territory of incorporation or formation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

”

8. In form TP2, for panels 6 and 7 and the related explanatory information substitute—

“

Give full name(s).

Complete as appropriate where the transferor is a company.

Enter the overseas entity ID issued by Companies House for the transferor pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in practice guide 78: overseas entities.

6 Transferor:

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas entities

(a) Territory of incorporation or formation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

Give full name(s).

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Enter the overseas entity ID issued by Companies House for the transferee pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in practice guide 78: overseas entities.

7 Transferee for entry in the register:

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas entities

(a) Territory of incorporation or formation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

”.

9. In form TR1, for panels 4 and 5 and the related explanatory information substitute—

“

Give full name(s) of **all** the persons transferring the property.

Complete as appropriate where the transferor is a company.

Enter the overseas entity ID issued by Companies House for the transferor pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in practice guide 78: overseas entities.

4 Transferor:

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas entities

(a) Territory of incorporation or formation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

Give full name(s) of **all** the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Enter the overseas entity ID issued by Companies House for the transferee pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in practice guide 78: overseas entities.

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5 Transferee for entry in the register:

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas entities

(a) Territory of incorporation or formation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

10. In form TR2, for panels 5 and 6 and the related explanatory information substitute—

“

Give full name(s).

Complete as appropriate where the transferor is a company.

Enter the overseas entity ID issued by Companies House for the transferor pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in practice guide 78: overseas entities.

Give full name(s).

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Enter the overseas entity ID issued by Companies House for the transferee pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in practice guide 78: overseas entities.

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5 Transferor:

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas entities

(a) Territory of incorporation or formation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

6 Transferee for entry in the register:

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas entities

(a) Territory of incorporation or formation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

11. In form TR5, for panels 4 and 5 and the related explanatory information substitute—

“

Give full name(s) of **all** of the persons transferring the property.

Complete as appropriate where the transferor is a company.

Enter the overseas entity ID issued by Companies House for the transferor pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in practice guide 78: overseas entities.

4 Transferor:

For UK incorporated companies/LLPs
Registered number of company or limited liability partnership including any prefix:

For overseas entities
(a) Territory of incorporation or formation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

Give full name(s) of **all** of the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Enter the overseas entity ID issued by Companies House for the transferee pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in practice guide 78: overseas entities.

5 Transferee for entry in the register:

For UK incorporated companies/LLPs
Registered number of company or limited liability partnership including any prefix:

For overseas entities
(a) Territory of incorporation or formation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

”.

SCHEDULE 2

Rule 2(2)

Amendment to Required Wording and Explanatory Information in Schedule 1A to the 2003 Rules

1. For clause LR3 substitute—

“LR3. Parties to this lease	Landlord
<i>[Give full names and addresses of each of the parties. For UK incorporated companies and limited liability partnerships, also give the registered number including any prefix.</i>	Tenant
<i>For overseas entities, give the following:</i>	<i>Other parties</i>
(a) The territory of incorporation or formation.	<i>Specify capacity of each party, for example “management company”, “guarantor”, etc.</i>
	”.

(b) The overseas entity ID issued by Companies House for the Landlord and/or the Tenant pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state ‘overseas entity ID not required’.

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix.]

Further details on overseas entities can be found in practice guide 78: overseas entities.

EXPLANATORY NOTE

(This note is not part of the Rules)

These Rules make necessary amendments to the Land Registration Rules 2003 (S.I. 2003/1417) (‘the 2003 Rules’) to implement the new requirements for applications to register an overseas entity as proprietor of an estate in land or where an application includes some types of disposition made by an overseas entity. The new requirements are set out in Schedule 4A to the Land Registration Act 2002, which was introduced by Schedule 3 to the Economic Crime (Transparency and Enforcement) Act 2022 (c.10). The requirements are that either the overseas entity is registered in the register of overseas entities (kept by Companies House) or an exemption or exception applies.

Rule 2 amends some of the forms contained in Schedule 1 to the 2003 Rules and the required wording to the prescribed clauses lease in Schedule 1A to the 2003 Rules.

Rule 3 provides that existing forms may be used for a period of fifteen months beginning with the commencement of the Rules provided the overseas entity ID or confirmation that the ID is not required is included with the application.

A full regulatory impact assessment of the effect that the overseas entities register will have on the costs of business and the voluntary sector is available from the Department for Business, Energy and Industrial Strategy, 1 Victoria Street, London SW1H 0ET and is published with the Explanatory Memorandum to this instrument on www.legislation.gov.uk.

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