



Land Registration Act 2002

CHAPTER 9

LAND REGISTRATION ACT 2002

PART 1

PRELIMINARY

- 1 Register of title
- 2 Scope of title registration

PART 2

FIRST REGISTRATION OF TITLE

CHAPTER 1

FIRST REGISTRATION

Voluntary registration

- 3 When title may be registered

Compulsory registration

- 4 When title must be registered
- 5 Power to extend section 4
- 6 Duty to apply for registration of title
- 7 Effect of non-compliance with section 6
- 8 Liability for making good void transfers etc

Classes of title

- 9 Titles to freehold estates
- 10 Titles to leasehold estates

Changes to legislation: Land Registration Act 2002 is up to date with all changes known to be in force on or before 18 January 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) View outstanding changes

Effect of first registration

- 11 Freehold estates
- 12 Leasehold estates

Dependent estates

- 13 Appurtenant rights and charges

Supplementary

- 14 Rules about first registration

CHAPTER 2

CAUTIONS AGAINST FIRST REGISTRATION

- 15 Right to lodge
- 16 Effect
- 17 Withdrawal
- 18 Cancellation
- 19 Cautions register
- 20 Alteration of register by court
- 21 Alteration of register by registrar
- 22 Supplementary

PART 3

DISPOSITIONS OF REGISTERED LAND

Powers of disposition

- 23 Owner's powers
- 24 Right to exercise owner's powers
- 25 Mode of exercise
- 26 Protection of disponees

Registrable dispositions

- 27 Dispositions required to be registered

Effect of dispositions on priority

- 28 Basic rule
- 29 Effect of registered dispositions: estates
- 30 Effect of registered dispositions: charges
- 31 Inland Revenue charges

PART 4

NOTICES AND RESTRICTIONS

Notices

- 32 Nature and effect
- 33 Excluded interests
- 34 Entry on application
- 35 Unilateral notices

Changes to legislation: Land Registration Act 2002 is up to date with all changes known to be in force on or before 18 January 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) View outstanding changes

- 36 Cancellation of unilateral notices
- 37 Unregistered interests
- 38 Registrable dispositions
- 39 Supplementary

Restrictions

- 40 Nature
- 41 Effect
- 42 Power of registrar to enter
- 43 Applications
- 44 Obligatory restrictions
- 45 Notifiable applications
- 46 Power of court to order entry
- 47 Withdrawal

PART 5

CHARGES

Relative priority

- 48 Registered charges
- 49 Tacking and further advances
- 50 Overriding statutory charges: duty of notification

Powers as chargee

- 51 Effect of completion by registration
- 52 Protection of disponees
- 53 Powers as sub-chargee

Realisation of security

- 54 Proceeds of sale: chargee's duty
- 55 Local land charges

Miscellaneous

- 56 Receipt in case of joint proprietors
- 57 Entry of right of consolidation

PART 6

REGISTRATION: GENERAL

Registration as proprietor

- 58 Conclusiveness
- 59 Dependent estates

Boundaries

- 60 Boundaries
- 61 Accretion and diluvion

Quality of title

- 62 Power to upgrade title

Changes to legislation: Land Registration Act 2002 is up to date with all changes known to be in force on or before 18 January 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) View outstanding changes

- 63 Effect of upgrading title
- 64 Use of register to record defects in title

Alteration of register

- 65 Alteration of register

Information etc.

- 66 Inspection of the registers etc
- 67 Official copies of the registers etc
- 68 Index
- 69 Historical information
- 70 Official searches

Applications

- 71 Duty to disclose unregistered interests
- 72 Priority protection
- 73 Objections
- 74 Effective date of registration

Proceedings before the registrar

- 75 Production of documents
- 76 Costs

Miscellaneous

- 77 Duty to act reasonably
- 78 Notice of trust not to affect registrar

PART 7

SPECIAL CASES

The Crown

- 79 Voluntary registration of demesne land
- 80 Compulsory registration of grants out of demesne land
- 81 Demesne land: cautions against first registration
- 82 Escheat etc
- 83 Crown and Duchy land: representation
- 84 Disapplication of requirements relating to Duchy land
- 85 Bona vacantia

Overseas entities

- 85A Overseas entities

Pending actions etc.

- 86 Bankruptcy
- 87 Pending land actions, writs, orders and deeds of arrangement

Miscellaneous

- 88 Incorporeal hereditaments

Changes to legislation: Land Registration Act 2002 is up to date with all changes known to be in force on or before 18 January 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) View outstanding changes

- 89 Settlements
- 90 PPP leases relating to transport in London

PART 8

ELECTRONIC CONVEYANCING

- 91 Electronic dispositions: formalities
- 92 Land registry network
- 93 Power to require simultaneous registration
- 94 Electronic settlement
- 95 Supplementary

PART 9

ADVERSE POSSESSION

- 96 Disapplication of periods of limitation
- 97 Registration of adverse possessor
- 98 Defences

PART 10

LAND REGISTRY

Administration

- 99 The land registry
- 100 Conduct of business
- 101 Annual report

Fees and indemnities

- 102 Fee orders
- 103 Indemnities

Miscellaneous

- 104 General information about land
- 105 Services relating to land or other property
- 106 Incidental powers: companies

PART 11

ADJUDICATION

- 107 The adjudicator
- 108 Jurisdiction
- 109 Procedure
- 110 Functions in relation to disputes
- 111 Appeals
- 112 Enforcement of orders etc
- 113 Fees
- 114 Supplementary

PART 12

MISCELLANEOUS AND GENERAL

Changes to legislation: Land Registration Act 2002 is up to date with all changes known to be in force on or before 18 January 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) View outstanding changes

Miscellaneous

- 115 Rights of pre-emption
- 116 Proprietary estoppel and mere equities
- 117 Reduction in unregistered interests with automatic protection
- 118 Power to reduce qualifying term
- 119 Power to deregister manors
- 120 Conclusiveness of filed copies etc
- 121 Forwarding of applications to registrar of companies
- 122 Repeal of Land Registry Act 1862

Offences etc.

- 123 Suppression of information
- 124 Improper alteration of the registers
- 125 Privilege against self-incrimination

Land registration rules

- 126 Miscellaneous and general powers
- 127 Exercise of powers

Supplementary

- 128 Rules, regulations and orders
- 129 Crown application
- 130 Application to internal waters
- 131 “Proprietor in possession”
- 132 General interpretation

Final provisions

- 133 Minor and consequential amendments
- 134 Transition
- 135 Repeals
- 136 Short title, commencement and extent

SCHEDULES

SCHEDULE 1 — Unregistered interests which override first registration

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

Changes to legislation: Land Registration Act 2002 is up to date with all changes known to be in force on or before 18 January 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) View outstanding changes

- 14 A right to payment in lieu of tithe.
- 16 A right in respect of the repair of a church...

SCHEDULE 2 — Registrable dispositions: registration requirements

Part 1 — REGISTERED ESTATES

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

Part 2 — REGISTERED CHARGES

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

SCHEDULE 3 — Unregistered interests which override registered dispositions

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

SCHEDULE 4 — Alteration of the register

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

SCHEDULE 4A — Overseas entities

- 1 Meaning of “qualifying estate”
- 2 Registration
- 3 Restrictions on disposal
- 4 Registrable dispositions by overseas entity entitled to be registered (but not registered)

Changes to legislation: Land Registration Act 2002 is up to date with all changes known to be in force on or before 18 January 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) View outstanding changes

- 5 Consent to registration of dispositions that cannot otherwise be registered
- 6 Making dispositions that cannot be registered
- 7 Interpretation etc.
- 8 (1) For the purpose of this Schedule, an overseas entity...

SCHEDULE 5 — Land registry network

- 1 Access to network
- 2 Terms of access
- 3 Termination of access
- 4 Appeals
- 5 Network transaction rules
- 6 Overriding nature of network access obligations
- 7 Do-it-yourself conveyancing
- 8 Presumption of authority
- 9 Management of network transactions
- 10 Supplementary
- 11 (1) Power to make rules under paragraph 1, 2 or...
- 12 In this Schedule— “land registry network” means a network provided...

SCHEDULE 6 — Registration of adverse possessor

- 1 Right to apply for registration
- 2 Notification of application
- 3 Treatment of application
- 4 If an application under paragraph 1 is not required to...
- 5 (1) If an application under paragraph 1 is required to...
- 6 Right to make further application for registration
- 7 If a person makes an application under paragraph 6, he...
- 8 Restriction on applications
- 9 Effect of registration
- 10 Apportionment and discharge of charges
- 11 Meaning of “adverse possession”
- 12 Trusts
- 13 Crown foreshore
- 14 Rentcharges
- 15 Procedure
- 16 Extension of time limits because of mediation in certain cross-border disputes

SCHEDULE 7 — The land registry

- 1 Holding of office by Chief Land Registrar
- 2 Remuneration etc. of Chief Land Registrar
- 3 Staff
- 4 Indemnity for members
- 5 Seal
- 6 Documentary evidence
- 7 Parliamentary disqualification

SCHEDULE 8 — Indemnities

- 1 Entitlement
- 2 Mines and minerals
- 3 Costs
- 4 (1) If no indemnity is payable to a claimant under...

Changes to legislation: Land Registration Act 2002 is up to date with all changes known to be in force on or before 18 January 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) View outstanding changes

- 5 Claimant's fraud or lack of care
- 6 Valuation of estates etc.
- 7 Determination of indemnity by court
- 8 Time limits
- 9 Interest
- 10 Recovery of indemnity by registrar
- 11 Interpretation

SCHEDULE 9 — The adjudicator

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

SCHEDULE 10 — Miscellaneous and general powers

Part 1 — MISCELLANEOUS

- 1 Dealings with estates subject to compulsory first registration
- 2 Regulation of title matters between sellers and buyers
- 3 Implied covenants
- 4 Land certificates

Part 2 — GENERAL

- 5 Notice
- 6 Applications
- 7 Statutory statements
- 8 Residual power

SCHEDULE 11 — Minor and consequential amendments

- 1 Settled Land Act 1925 (c. 18)
- 2 Law of Property Act 1925 (c. 20)
- 3 Administration of Estates Act 1925 (c. 23)
- 4 Requisitioned Land and War Works Act 1945 (c. 43)
- 5 Law of Property (Joint Tenants) Act 1964 (c. 63)
- 6 Gas Act 1965 (c. 36)
- 7 Commons Registration Act 1965 (c. 64)
- 8 Leasehold Reform Act 1967 (c. 88)
- 9 Law of Property Act 1969 (c. 59)
- 10 Land Charges Act 1972 (c. 61)
- 11 Consumer Credit Act 1974 (c. 39)
- 12 Solicitors Act 1974 (c. 47)
- 13 Local Land Charges Act 1975 (c. 76)
- 14 Rent Act 1977 (c. 42)
- 15 Charging Orders Act 1979 (c. 53)
- 16 Highways Act 1980 (c. 66)
- 17 Inheritance Tax Act 1984 (c. 51)
- 18 Housing Act 1985 (c. 68)
- 19 Building Societies Act 1986 (c. 53)
- 20 Landlord and Tenant Act 1987 (c. 31)
- 21 Diplomatic and Consular Premises Act 1987 (c. 46)

Changes to legislation: Land Registration Act 2002 is up to date with all changes known to be in force on or before 18 January 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) View outstanding changes

- 22 Criminal Justice Act 1988 (c. 33)
- 23 Housing Act 1988 (c. 50)
- 24 Local Government and Housing Act 1989 (c. 42)
- 25 Water Resources Act 1991 (c. 57)
- 26 Access to Neighbouring Land Act 1992 (c. 23)
- 27 Further and Higher Education Act 1992 (c. 13)
- 28 Judicial Pensions and Retirement Act 1993 (c. 8)
- 29 Charities Act 1993 (c. 10)
- 30 Leasehold Reform, Housing and Urban Development Act 1993 (c. 28)
- 31 Law of Property (Miscellaneous Provisions) Act 1994 (c. 36)
- 32 Drug Trafficking Act 1994 (c. 37)
- 33 Landlord and Tenant (Covenants) Act 1995 (c. 30)
- 34 Family Law Act 1996 (c. 27)
- 35 Housing Act 1996 (c. 52)
- 36 Education Act 1996 (c. 56)
- 37 School Standards and Framework Act 1998 (c. 31)
- 38 Terrorism Act 2000 (c. 11)
- 39 Finance Act 2000 (c. 17)
- 40 International Criminal Court Act 2001 (c. 17)

SCHEDULE 12 — Transition

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

SCHEDULE 13 — Repeals

Changes to legislation:

Land Registration Act 2002 is up to date with all changes known to be in force on or before 18 January 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.

[View outstanding changes](#)

Changes and effects yet to be applied to :

- s. 132(1) word substituted by [2016 c. 22 Sch. 7 para. 29\(a\)](#)
- s. 132(1) words inserted by [2016 c. 22 Sch. 7 para. 29\(b\)](#)
- s. 132(1) words inserted by [2016 c. 22 Sch. 7 para. 29\(c\)](#)