



Land Registration Act 2002

2002 CHAPTER 9

PART 2

FIRST REGISTRATION OF TITLE

CHAPTER 1

FIRST REGISTRATION

Voluntary registration

3 When title may be registered

- (1) This section applies to any unregistered legal estate which is an interest of any of the following kinds—
 - (a) an estate in land,
 - (b) a rentcharge,
 - (c) a franchise, and
 - (d) a profit a prendre in gross.
- (2) Subject to the following provisions, a person may apply to the registrar to be registered as the proprietor of an unregistered legal estate to which this section applies if—
 - (a) the estate is vested in him, or
 - (b) he is entitled to require the estate to be vested in him.
- (3) Subject to subsection (4), an application under subsection (2) in respect of a leasehold estate may only be made if the estate was granted for a term of which more than seven years are unexpired.
- (4) In the case of an estate in land, subsection (3) does not apply if the right to possession under the lease is discontinuous.

Changes to legislation: There are currently no known outstanding effects for the Land Registration Act 2002, Cross Heading: Voluntary registration. (See end of Document for details)

[^{F1}(4A) A person may not make an application under subsection (2) in respect of a leasehold estate in land under a relevant social housing tenancy.]

- (5) A person may not make an application under subsection (2)(a) in respect of a leasehold estate vested in him as a mortgagee where there is a subsisting right of redemption.
- (6) A person may not make an application under subsection (2)(b) if his entitlement is as a person who has contracted to buy under a contract.
- (7) If a person holds in the same right both—
- (a) a lease in possession, and
 - (b) a lease to take effect in possession on, or within a month of, the end of the lease in possession,
- then, to the extent that they relate to the same land, they are to be treated for the purposes of this section as creating one continuous term.

Textual Amendments

- F1** S. 3(4A) inserted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), ss. 157(2), 240(2); S.I. 2012/628, art. 6(a) (with arts. 9,11,14,15,17)

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