



# Land Registration Act 2002

## 2002 CHAPTER 9

### PART 2

#### FIRST REGISTRATION OF TITLE

### CHAPTER 2

#### CAUTIONS AGAINST FIRST REGISTRATION

#### **15 Right to lodge**

- (1) Subject to subsection (3), a person may lodge a caution against the registration of title to an unregistered legal estate if he claims to be—
  - (a) the owner of a qualifying estate, or
  - (b) entitled to an interest affecting a qualifying estate.
- (2) For the purposes of subsection (1), a qualifying estate is a legal estate which—
  - (a) relates to land to which the caution relates, and
  - (b) is an interest of any of the following kinds—
    - (i) an estate in land,
    - (ii) a rentcharge,
    - (iii) a franchise, and
    - (iv) a profit a prendre in gross.
- (3) No caution may be lodged under subsection (1)—
  - (a) in the case of paragraph (a), by virtue of ownership of—
    - (i) a freehold estate in land, or
    - (ii) a leasehold estate in land granted for a term of which more than seven years are unexpired;
  - (b) in the case of paragraph (b), by virtue of entitlement to such a leasehold estate as is mentioned in paragraph (a)(ii) of this subsection.

---

**Changes to legislation:** *There are currently no known outstanding effects for the Land Registration Act 2002, Section 15. (See end of Document for details)*

---

(4) The right under subsection (1) is exercisable by application to the registrar.

**Changes to legislation:**

There are currently no known outstanding effects for the Land Registration Act 2002, Section 15.