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STATUTORY INSTRUMENTS

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**1994 No. 1974**

**LAND REGISTRATION, ENGLAND AND WALES**

**The Land Registration Fees Order 1994**

*Made* - - - - - *19th July 1994*

*Coming into force* - - - - - *3rd October 1994*

The Lord Chancellor, with the advice and assistance of the Rule Committee appointed in pursuance of section 144 of the Land Registration Act 1925<sup>(1)</sup>, and the Treasury, in exercise of the powers conferred on them by section 145 of that Act, sections 2 and 3 of the Public Offices Fees Act 1879<sup>(2)</sup> and section 128 of the Finance Act 1990<sup>(3)</sup> hereby make and concur in the following Order:

**PART I**  
**GENERAL**

**Citation, commencement and interpretation**

1.—(1) This Order, which supersedes the Land Registration Fees Order 1993<sup>(4)</sup>, may be cited as the Land Registration Fees Order 1994 and shall come into force on 3rd October 1994.

(2) In this Order unless the context otherwise requires:

“account holder” means a person or firm holding a credit account;

“the Act” means the Land Registration Act 1925;

“charge” includes sub-charge;

“credit account” means an account authorised by the Registrar under article 18(1);

“Index Map section” has the same meaning as in the Land Registration (Open Register) Rules 1991<sup>(5)</sup>;

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(1) 1925 c. 21; section 144(1) was amended by the Administration of Justice Act 1982 (c. 53), Schedule 5, paragraph (d). The reference to the Minister of Agriculture, Fisheries and Food was substituted by the Transfer of Functions (Ministry of Food) Order 1955 (S.I. 1955/554). Section 145 was amended by section 7 of the Land Registration Act 1936 (c. 26).

(2) 1879 c. 58.

(3) 1990 c. 29.

(4) S.I. 1993/3229.

(5) S.I. 1992/122, amended by S.I. 1993/3275.

“licensed conveyancer” has the same meaning as in section 11(2) of the Administration of Justice Act 1985<sup>(6)</sup> and includes a recognised body within the meaning of section 32(2) of that Act;

“monetary consideration” means a consideration in money or money’s worth (other than a nominal consideration or a consideration consisting solely of a covenant to pay money owing under a mortgage);

“the principal rules” means the Land Registration Rules 1925<sup>(7)</sup>;

“scale fee” means a fee payable in accordance with a scale set out in Schedule 1, 2 or 3;

“Schedule” means a Schedule to this Order;

“share in registered land” means a share in the proceeds of sale of registered land held on trust for sale.

## PART II

### SCALE FEES

#### **Application for first registration**

2.—(1) Subject to article 6 (large scale applications, etc.), the fee for an application for first registration (other than an application for registration of title to a lease by an original lessee or his personal representative or an application for first registration of a rentcharge) shall be paid in accordance with Scale 1 in Schedule 1 on the value of the land comprised in the application determined in accordance with article 7.

(2) Subject to paragraph (3), and to article 6 (large scale applications, etc.), the fee for an application for the first registration of a title to a lease (whether or not deriving from a registered freehold or leasehold title) by the original lessee or his personal representative shall be paid in accordance with Scale 1 in Schedule 1 on an amount calculated in accordance with the following formula:

$$A - P + (10 \times R)$$

where

A is the amount on which the fee is to be paid, P is the amount or value of any monetary consideration given by the lessee as part of the same transaction by way of fine, premium or otherwise, and R is the largest ascertainable amount of annual rent reserved by the lease.

(3) Where no monetary consideration is given by the lessee as part of the same transaction by way of fine, premium or otherwise and:

(a) no annual rent is reserved; or

(b) the annual rent reserved cannot be ascertained at the time the application is made,

a fee shall be paid on the value of the lease determined in accordance with article 7, subject to the minimum fee being £40.

#### **Transfers of registered land for monetary consideration, etc**

3.—(1) Subject to paragraphs (2) to (5), and to article 4(1)(j) (transfer of matrimonial home pursuant to an order of the Court) and article 6 (large scale applications, etc.), the fee for an application for the registration of:

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(6) 1985 c. 61.

(7) S.R. & O. 1925/1093; relevant amending instruments are S.I. 1987/2214, 1989/801, 1990/314.

(a) a transfer of registered land for monetary consideration;

(b) a transfer for the purpose of giving effect to a disposition for monetary consideration of a share in registered land;

(c) a surrender of a registered lease for monetary consideration (whether effected by deed or otherwise), except where the surrender is consideration or part consideration for the grant of a new lease to the registered proprietor for the registration of which a scale fee is paid; shall be paid in accordance with Scale 1 in Schedule 1 on the amount or value of the consideration.

(2) Where a sale and sub-sale of land are effected by separate instruments of transfer, a separate fee shall be payable in respect of each transfer.

(3) Where a single instrument of transfer gives effect to a sale and a sub-sale of the same land a single fee shall be assessed upon the greater of the monetary consideration given by the purchaser or the monetary consideration given by the sub-purchaser in respect of that land.

(4) Where a single instrument of transfer gives effect to a sale, and a sub-sale of part only of the land comprised in the sale, the fee payable shall be the aggregate of:

- (a) a fee assessed upon the monetary consideration given by the sub-purchaser in respect of the land comprised in the sub-sale; and
- (b) a fee assessed upon the amount (if any) by which the monetary consideration given by the purchaser in respect of the land comprised in the sale exceeds the monetary consideration given by the sub-purchaser in respect of the land comprised in the sub-sale.

(5) Where an instrument gives effect to an exchange of registered land for other registered land (whether or not money is paid by way of equality) it shall be treated for the purpose of assessing the fee payable for its registration as two separate transfers, each being for monetary consideration equal to the sum of the value of the land received in exchange and the amount or value of any monetary consideration given to the transferor by way of equality of exchange.

(6) The fee for an application to cancel an entry in the register of notice of an unregistered lease which has determined on merger, surrender or otherwise shall be paid in accordance with Scale 1 in Schedule 1 on the value thereof immediately prior to its determination.

**Transfers otherwise than for monetary consideration, etc.**

4.—(1) Subject to paragraph (2) and (3), to article 6 (large scale applications, etc.) and to paragraph (7) of Schedule 5 (applications to which section 145(2) of the Act applies), the fee for an application for the registration of:

- (a) a transfer of registered land otherwise than for monetary consideration;
- (b) a transfer for the purpose of giving effect to a disposition otherwise than for monetary consideration of a share in registered land;
- (c) a surrender of a registered lease (whether effected by deed or otherwise) where the surrender is consideration or part consideration for the grant of a new lease to the registered proprietor for the registration of which a scale fee is paid;
- (d) a surrender of a registered lease otherwise than for monetary consideration (whether effected by deed or otherwise);
- (e) a transmission of registered land on death or bankruptcy;
- (f) an assent of registered land (including a vesting assent);
- (g) an appropriation of registered land;
- (h) a vesting order or declaration made under section 47 of the Act;
- (i) a rectification of the register;

- (j) a transfer of a matrimonial home (being registered land) made pursuant to an order of the Court;

shall be paid in accordance with Scale 2 in Schedule 2 on the value of the land which is the subject of the dealing, determined in accordance with article 8, but after deducting therefrom the amount secured upon the land by any charge subject to which the registration takes effect.

(2) In the case of a disposition of a share only in registered land the fee shall be paid in accordance with Scale 2 in Schedule 2, on the equivalent proportion of the value of the land which is the subject of the dealing but after deducting therefrom an equivalent proportion of the amount secured on the land by any charge subject to which the registration takes effect.

(3) Where, in the case of rectification of the register, the fee appears to the Registrar to be unreasonable or excessive he may reduce or waive it.

### **Charges of registered land**

5.—(1) Subject to paragraphs (5) and (6), and to article 6 (large scale applications, etc.), the fee for an application for the registration of a charge shall be paid in accordance with Scale 3 in Schedule 3 on the amount of the charge determined in accordance with article 9.

(2) Subject to article 6 (large scale applications, etc.), the fee for an application for the registration of:

- (a) the transfer of a charge for monetary consideration; or
- (b) a transfer for the purpose of giving effect to the disposition for monetary consideration of a share in a registered charge;

shall be paid in accordance with Scale 3 in Schedule 3 on the amount or value of the consideration.

(3) Subject to article 6 (large scale applications, etc.) and to paragraph (7) of Schedule 5 (applications to which section 145(2) of the Act applies), the fee for an application for the registration of the transfer of a registered charge otherwise than for monetary consideration shall be paid in accordance with Scale 2 in Schedule 2 on the amount secured by the registered charge at the time of the transfer or, where the transfer relates to more than one charge, the aggregate of the amounts secured by the registered charges at the time of the transfer.

(4) Subject to article 6 (large scale applications, etc.) and to paragraph (7) of Schedule 5 (applications to which section 145(2) of the Act applies), the fee for an application for the registration of a transfer for the purpose of giving effect to the disposition otherwise than for monetary consideration of a share in a registered charge shall be paid in accordance with Scale 2 in Schedule 2 on the equivalent proportion of the amount secured by the registered charge at the time of the transfer or, where the transfer relates to more than one charge, the equivalent proportion of the aggregate of the amounts secured by the registered charges at the time of the transfer.

(5) Subject to paragraph (6), where, on an application to which article 2 or 3 applies (“the primary application”), a charge by the applicant or by a predecessor in title of the applicant (in the case of first registration) or by the transferee (in the case of a transfer or exchange) is delivered either with the primary application or before the primary application is completed, no fee shall be payable for the registration of the charge.

(6) Where a charge to which paragraph (5) applies also comprises registered land (“the additional land”) which is not the subject of the primary application, paragraph (5) shall not extend to the additional land so that there shall be paid a fee in accordance with Scale 3 in Schedule 3 on an amount calculated in accordance with the following formula:

$$A = \frac{V_A \times C}{V_C}$$

where

A is the amount on which the fee is payable,  $V_A$  is the value of the additional land,  $V_C$  is the value of all the land comprised in the charge and C is the amount of the charge determined in accordance with article 9.

### **Large scale applications, etc.**

6.—(1) In this article:

- (a) “large area application” means an application falling within article 2 (first registration of land; first registration of title to a lease) which comprises land having an area or aggregate area exceeding 100 hectares;
- (b) “large scale application” means an application falling within articles 2, 3, 4 or 5, other than a large area application or a low value application, which relates to not fewer than 20 units of land;
- (c) “low value application” means an application falling within articles 3, 4 or 5 where the value of the land, or the amount of the charge, to which it relates (as the case may be) does not exceed £25,000;
- (d) “unit of land” means:
  - (i) where the land is unregistered, a separate area of land not adjoining any other unregistered land comprised in the same application;
  - (ii) where the land is registered, the land registered under a single title number.

(2) The fee for a large scale application falling within articles 2, 3, 4 or 5 shall be:

- (a) £20 in respect of each unit of land to which the application relates; or
- (b) the amount payable in respect of the application under article 2, 3, 4, or 5, as the case may be,

whichever is the greater.

(3) If, having regard to the extent of the land comprised in a large area application, the Registrar considers that the cost of the work involved in dealing with that application would substantially exceed any fee otherwise payable under this Order, such additional fee shall be payable as the Registrar shall direct as appropriate to cover the excess cost of the work involved.

## PART III VALUATION

### **Valuation (first registration)**

7.—(1) In the case of an application to which article 2(1) applies (first registration of title to land otherwise than by the original grantee under a lease or his personal representatives) made within one year of a sale (other than an exchange, whether or not money is paid for equality, or the sale of a share only in the proceeds of sale of such land) the value of the land shall be taken to be the amount of the monetary consideration given together with the amount outstanding at the time of the purchase under any charge or mortgage subject to which the land was purchased.

(2) In the case of an application:

- (a) to which article 2(1) applies, other than one falling within paragraph (1); or
- (b) to which article 2(3) applies,

the value of the land or lease (as the case may be) shall be ascertained by the Registrar at such sum as in his opinion it would fetch if sold in the open market at the date of the application free from any charge or mortgage.

(3) As evidence of such value the Registrar may require a statement in writing, signed by the applicant or his solicitor or licensed conveyancer or by any other person who, in the Registrar's opinion, is competent to make such a statement.

(4) Where an application for first registration is made on the purchase of a leasehold estate by the reversioner or of a reversion by the leaseholder or on any other like occasion and determination of an unregistered interest, by way of merger, surrender or otherwise, takes place, the value of the land shall be the combined value of the reversionary and determined interests assessed in accordance with paragraphs (1) to (3).

### **Valuation (registered land)**

**8.—**(1) Where the value of the land in a registered title falls to be determined under this Order it shall be ascertained by the Registrar at such sum as in his opinion the land would fetch if sold in the open market free from any charge or mortgage:

- (a) in the case of a surrender at a date immediately prior to the surrender;
- (b) in any other case at the date of the application.

(2) As evidence of such value the Registrar may require a statement in writing, signed by the applicant or his solicitor or licensed conveyancer or by any other person who, in the Registrar's opinion, is competent to make such a statement.

### **Valuation (charges)**

**9.—**(1) Subject to paragraph (5), where the amount of a charge falls to be determined under this Order it shall be taken to be:

- (a) in the case of a charge to secure a fixed amount, the amount secured by the charge;
- (b) in the case of a charge to secure further advances, where the total amount of the advances or of the money to be owing at any one time is in any way limited, the amount so limited;
- (c) in the case of a charge to secure further advances, where the total amount of the advances or of the money to be owing at any one time is in no way limited, an amount equal to the value of the registered land comprised in the charge after deducting therefrom the amount secured on it by any prior registered charge.

(2) Where a charge of a kind referred to in paragraph (1)(a) or (1)(b) is secured on unregistered land or other property as well as on registered land, the fee in accordance with article 5 shall be payable on an amount calculated in accordance with the following formula:

$$A - \frac{V_R \times C}{V_C}$$

where

A is the amount on which the fee is payable,  $V_R$  is the value of the registered land,  $V_C$  is the value of all the property comprised in the charge, and C is the amount of the charge determined in accordance with paragraph (1).

(3) The fee for the registration of a charge by way of additional or substituted security or by way of guarantee shall be payable on the lesser of:

- (a) the amount secured or guaranteed; or

(b) the value of the land after deducting the amount secured on the land by any prior registered charge.

(4) Subject to paragraph (5), the fee for the registration of a charge to secure an obligation or liability which is contingent upon the happening of a future event (not being a charge falling within paragraph (3)) shall be payable on the value of the land after deducting the amount secured on the land by any prior registered charge.

(5) If in relation to a charge to which paragraph (4) applies, the maximum amount or value of the obligation or liability which may arise is in any way limited under the charge and is capable of being ascertained at the time of the application to register the charge then the fee shall be payable on that amount or value, if less than the value of the land after deducting the amount secured on the land by any prior registered charge.

(6) For the purpose of this Order, where two or more charges are contained in the same instrument and secure the same debt, the instrument shall be treated as creating a single charge by the chargor (or where there is more than one chargor, a single separate charge by each of the chargors) the amount of the charge (or the charge by each chargor) being equal to the lesser of:

- (a) the whole debt; or
- (b) the value of the registered land charged by that chargor after deducting therefrom the amount secured on it by any prior registered charge.

## PART IV

### FIXED FEES AND EXEMPTIONS

#### Fixed fees

**10.**—(1) Subject to paragraphs (3) and (4), the fees for the applications and services specified in Schedule 4 shall be those set out in that schedule.

(2) The fee for an application in Form 112A, Form 112B or Form 112C in Schedule 1 to the Land Registration (Open Register) Rules 1991 shall be the aggregate of the fees payable for the services provided, save that the maximum fee for any one application shall be £200.

(3) The Registrar may, if he thinks fit, waive any fee or part of a fee or any category of fee payable under this article.

(4) If, having regard to the extent of the land to which an application for a search of the Index Map relates, the Registrar considers that the cost of the work involved in dealing with that application would substantially exceed any fee otherwise payable under this Order, such additional fee shall be payable as the Registrar shall direct as appropriate to cover the excess cost of the work involved.

(5) Notification of the additional fee shall be given to the applicant and, if he then elects to withdraw his application, no fee shall be payable.

#### Exemptions

**11.** No fee shall be payable in respect of any of the applications and services specified in Schedule 5.

## PART V

### GENERAL AND ADMINISTRATIVE PROVISIONS

#### **Refund of fees**

12.—(1) Where an amount exceeding the prescribed fee has been paid, there shall be refunded any excess remaining after the deduction, if the Registrar so directs, of an amount not exceeding £10 in respect of the cost of repayment.

(2) Where the person or firm lodging the application is an account holder, any amount to be refunded under paragraph (1) may at the discretion of the Registrar be repaid to the account holder by crediting the amount to the account holder's credit account.

(3) Subject to article 10(5), if any application is cancelled or withdrawn no part of the fee therefor shall be refunded unless the Registrar so directs.

#### **Cost of advertisements and special enquiries**

13. If in the course of dealing with any application the Registrar directs publication of an advertisement or any other special enquiry, the costs so incurred shall be defrayed by the applicant unless the Registrar directs to the contrary.

#### **Fixed boundaries**

14. Where application is made for the boundaries of land to be noted on the register as fixed under rule 277 of the principal rules such fee shall be charged as the Registrar may consider necessary to cover the cost of any examination of title, enquiries, mapping, surveying, notices or other work involved.

#### **Special expedition**

15. Where application for special expedition in connection with an application is granted, such further fee, being not less than £40, shall be payable as the Registrar shall direct having regard to the special work involved.

#### **Applications not otherwise referred to**

16. Upon an application for which no other fee is payable under this Order and which is not exempt from payment, there shall be paid such fee (if any) not exceeding a fee in accordance with Scale 1 in Schedule 1 on the value of the land or on the amount of the charge as the Registrar shall direct having regard to the work involved.

#### **Method of payment**

17.—(1) Subject to paragraph (2) and to article 18:

- (a) every fee shall be paid by means of a cheque or postal order crossed and made payable to H. M. Land Registry;
- (b) where the amount of the fee payable on an application is immediately ascertainable, the fee shall be payable on delivery of the application;
- (c) where the amount of the fee payable on an application is not immediately ascertainable, on delivery of the application there shall be paid on account of the fee such sum, being not less than the minimum fee payable in accordance with Scale 1 in Schedule 1, as the



applicant may reasonably estimate to be the fee payable and there shall be lodged therewith an undertaking to pay on demand the balance of the fee due, if any.

(2) Any person attending at any office of H. M. Land Registry when that office is open to the public may pay in cash all or any part of the fee payable by him for any application capable of being lodged at that office, or in relation to any service available at that office.

### **Credit accounts**

**18.**—(1) Any person or firm may, if authorised by the Registrar, use a credit account in accordance with this article for the purpose of the payment of fees for applications and services of such kind as the Registrar shall from time to time direct.

(2) Where an account holder makes an application in respect of which credit facilities are available, he may make a request, in such manner as the Registrar shall direct, for the appropriate fee to be debited to the account holder's credit account.

(3) Where a person or firm having a credit account makes an application in respect of which credit facilities are available but which is not accompanied by any fee and does not contain a request for the fee to be debited to such account, the Registrar may debit the fee to that person's or that firm's credit account.

(4) A statement of account shall be sent by the Registrar to each account holder at the end of each calendar month or such other period as the Registrar shall direct either in any particular case or generally.

(5) On receipt of the statement and if no question arises thereon the account holder shall pay by cheque any sum due on his credit account forthwith.

(6) Cheques shall be crossed and made payable to H. M. Land Registry and sent to the Accounts Section, H. M. Land Registry, Burrington Way, Plymouth, PL5 3LP or at such other address as the Registrar shall direct.

(7) The Registrar may at any time and without giving reasons terminate or suspend any or all authorizations given under paragraph (1).

18th July 1994

*Mackay of Clashfern, C.*

19th July 1994

*Tim Wood*  
*Irvine Patnick*  
Two of the Lords' Commissioners of Her  
Majesty's Treasury

**Status:** This is the original version (as it was originally made). This item of legislation is currently only available in its original format.

## SCHEDULE 1

Articles 2, 3, 5, 16 &amp; 17

## SCALE 1

NOTE: Where the amount or value is a figure which includes pence, it may be rounded down to the nearest £1.

Value or amount £	Fee £
0—25,000	40
25,001—30,000	50
30,001—40,000	60
40,001—50,000	80
50,001—60,000	100
60,001—70,000	120
70,001—80,000	140
80,001—90,000	170
90,001—100,000	200
100,001—150,000	230
150,001—200,000	260
200,001—250,000	300
250,001—300,000	350
300,001—400,000	400
400,001—500,000	450
500,001—600,000	500
600,001—700,000	550
700,001—800,000	600
800,001—900,000	700
900,001—1,000,000	800
1,000,001—2,000,000	1,000
2,000,001—3,000,000	1,200
3,000,001—4,000,000	1,400
4,000,001—5,000,000	1,600
5,000,001 and over	1,800

## SCHEDULE 2

Articles 4 & 5

### SCALE 2

NOTE: Where the amount or value is a figure which includes pence, it may be rounded down to the nearest £1.

Value or amount £	Fee £
0—100,000	40
100,001—200,000	50
200,001—500,000	70
500,001—1,000,000	100
1,000,001 and over	200

## SCHEDULE 3

Article 5

### SCALE 3

NOTE: Where the amount or value is a figure which includes pence, it may be rounded down to the nearest £1.

Value or amount £	Fee £
0—40,000	40
40,001—60,000	60
60,001—80,000	80
80,001—100,000	100
100,001—200,000	150
200,001—500,000	200
500,001—1,000,000	500
1,000,001 and over	1000

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## SCHEDULE 4

Article 10

**PART I**  
**FIXED FEE APPLICATIONS**

	Fee
<p>(1) To register or modify a caution, a restriction (other than a restriction to which paragraph (8) in Schedule 5 applies), a notice (including a priority notice), an inhibition, or a note for which no other provision is made by this Order and for which the Registrar considers a fee should be paid:</p> <p style="margin-left: 2em;">— for the first title affected ... ..</p> <p style="margin-left: 2em;">— for each subsequent title affected ... ..</p> <p>Provided that no such fee shall be payable if, in relation to each registered title affected, the application is accompanied by an application affecting that title upon which a scale fee (but not a fee under article 6) is payable.</p>	<p>£40</p> <p>£20</p>
<p>(2) To close or partly close a registered leasehold or rentcharge title other than on surrender (whether or not the surrender is for monetary consideration and whether effected by deed or otherwise)—for each title closed or partly closed ... ..</p> <p>Provided that no fee shall be payable if the application is accompanied by an application upon which a scale fee is payable.</p>	<p>£40</p>
<p>(3) To convert from one class of title to another ... ..</p> <p>Provided that no fee shall be payable if the application for conversion is accompanied by an application upon which a scale fee is payable.</p>	<p>£40</p>
<p>(4) Application under rule 271 in relation to a lost or destroyed land certificate or charge certificate (in addition to the cost of any advertisement):</p> <p style="margin-left: 2em;">(a) where a replacement certificate is issued ... ..</p> <p style="margin-left: 2em;">(b) where a replacement certificate is not issued</p>	<p>£40</p> <p>£20</p>
<p>(5) First registration of a title to a rentcharge</p>	<p>£40</p>

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	Fee
(6) To cancel an entry in the register of notice of an unregistered rentcharge which has determined on merger, redemption or otherwise—for each title affected ... ..	£40
Provided that no such fee shall be payable if the application is accompanied by an application upon which a scale fee is payable.	

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## PART II

### SERVICES—INSPECTION AND COPYING

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(1) Inspection:	£5
(a) of the register or any part thereof—per title ... ..	
(b) (b) of the title plan—per title	£5
(c) (c) of any or all of the documents referred to in the register (other than documents referred to in paragraph (3) below)—per title ... ..	£5
(2) Office copy in respect of a registered title:	£5
(a) of the register or any part thereof—per copy ... ..	
(b) (b) of the title plan—per copy	£5
(c) (c) of any or all of the documents referred to in the register (other than documents referred to in paragraph (3) below)—per copy or set ... ..	£5
(3) Inspection or office copy (or both) in relation to:	£10
(a) a lease or mortgage referred to in the register, or a copy thereof, or	
(b) any document not referred to in a register; — per document ... ..	
(4) Application to the Registrar to ascertain the title number or numbers (if any) under which land is registered where the applicant seeks to inspect or to be supplied with an office copy of a register or part of a register or of a title plan and the applicant has not supplied a title number, or the title number supplied does not relate to any part of the land described by the applicant ... ..	£5

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### PART III

#### SERVICES—SEARCHES

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- (1) An official search of the register or of a pending first registration application £5
  - (2) A search of the register made by telephone £5  
... ..
  - (3) The issue of an official certificate of inspection of the title plan ... .. £5
  - (4) Subject to article 10(4), an official search of the Index Map: £5
    - (a) where any part of the land to which the search relates is registered
      - per registered title in respect of which a result is given ... ..
    - (b) (b) where no part of the land to which the search relates is registered
      - per application ... ..
  - (5) Official search of the index of proprietors' names—per name ... .. £10
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### PART IV

#### SERVICES—OTHER INFORMATION

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- (1) Application to be supplied with the name and address of the registered proprietor of land identified by its postal address—per application £5  
... ..
  - (2) The supply by the Registrar of a copy of an Index Map section—per copy £50
  - (3) The supply of information under section 129 of the Act—per registered title in respect of which information is supplied ... .. £10
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### PART V

#### SERVICES—MISCELLANEOUS

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- (1) To take an affidavit or declaration ... .. £5
  - (2) To take exhibits to an affidavit or declaration—per exhibit ... .. £2
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## SCHEDULE 5

Article 11

### EXEMPTIONS

No fee shall be payable in respect of:

- (1) making a land certificate or charge certificate correspond with the register;
- (2) changing the name, address or description of a registered proprietor or other person referred to on the register, or changing the description of a property;
- (3) registering a discharge of a registered charge;
- (4) registering a notice or renewal of a caution or notice pursuant to the Matrimonial Homes Act 1983(8);
- (5) registering a notice, or a withdrawal of a notice of deposit or intended deposit of a land certificate or charge certificate;
- (6) entering on the register the death of a joint proprietor;
- (7) registering a disposition to which section 145(2) of the Act (dispositions otherwise than for valuable consideration by personal representatives of a deceased proprietor registered as such) applies;
- (8) registering a restriction which is obligatory under section 58(3) of the Act;
- (9) cancelling the registration of a notice (other than a notice in respect of an unregistered lease or unregistered rentcharge), caution, inhibition, restriction or note;
- (10) approving an estate layout plan or any draft document with or without a plan;
- (11) issuing of a summons under the seal of the Land Registry;
- (12) an order by the Registrar.

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### EXPLANATORY NOTE

*(This note is not part of the Order)*

This Order, which, as from 3rd October 1994, supersedes the Land Registration Fees Order 1993 (“the 1993 Order”), restructures the land registration fee scales and makes certain other changes. Overall the new fee scales effect a reduction of fees.

The changes made by the Order include the following:

- (1) Scale A in Schedule 1 to the 1993 Order is renamed Scale 1.
- (2) Scale B in Schedule 2 to the 1993 Order (application for registration of a lease by the original grantee or personal representatives of the original grantee—scale fee on the rent reserved by the lease in addition to any fee payable in respect of any premium paid) is abolished. Instead, in relation to applications to register a lease made by the original grantee or personal representatives of the original grantee, provision is made for a single scale fee to be paid on an amount equal to the amount or value of any premium plus ten times the annual rent reserved by the lease (article 2(2) and Schedule 1).

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(8) 1983 c. 19.

**Status:** This is the original version (as it was originally made). This item of legislation is currently only available in its original format.

(3) A new scale of fees (Scale 2) is applied to applications which, under the 1993 Order, attracted a Scale 1 fee abated to one fifth (subject to a minimum of £40) (article 4 and Schedule 2).

(4) A new scale of fees (Scale 3) is applied to applications to register a charge (other than a charge which is exempt from payment of a fee), or the transfer of a charge for monetary consideration (article 5 and Schedule 3).

(5) The provision, whereby certain applications affecting 20 or more units of land attract a fee of £20 in respect of each unit of land comprised in the application if such fee exceeds the scale fee otherwise payable, is extended to applications to which the new Scale 2 would otherwise apply (article 6).

(6) In relation to applications for first registration of land where the application comprises land having an area exceeding 100 hectares and where the Registrars considers that the cost of the work involved in dealing with the application would substantially exceed any fee otherwise payable under the Order, provision is made for an additional fee to be paid to reflect the excess cost of the work involved (article 6(1) and (3)).

(7) Applications relating to 20 or more titles which would otherwise attract a fee of £20 a title but where the value of the land, or the amount of the charge, to which the application relates does not exceed £25,000 attract only the minimum scale fee (articles 6).

(8) Provision is made allowing fees to be paid wholly or partly in cash, in addition to any other method by which fees may be paid, where the applicant attends in person at an office of H. M. Land Registry (article 17(2)).