

SCHEDULE

Article 3

TABLE OF FEES IN THE REGISTERS OF SCOTLAND

PART I — LAND REGISTER OF SCOTLAND

*I. REGISTRATION FEES*

**Interests in land other than heritable securities**

**A.** When application is made for—

- (a) registration of an unregistered interest in land in pursuance of section 2(1) of the Act;
- (b) registration of the creation over a registered interest in land of a liferent or an incorporeal heritable right in pursuance of section 2(3) of the Act; or
- (c) registration of any transfer of a registered interest in land (not being a heritable security) in pursuance of section 2(4) of the Act,

the fee to be charged shall be calculated as follows:—

- (i) where the interest in land to which the registration relates has been created, granted or transferred for a consideration, on the amount of the consideration or the value of that interest, whichever is the greater; or
- (ii) in any other case, on the value of the interest in land to which the registration relates except that, where an application is made to register an interest or interests in land excambed, a fee will be charged on the value of the interest to which the application relates,

and shall be at the rates shown in Table A in Part IV of this Schedule, subject to the provisions of Part III of this Schedule and to the following provisions:—

- (aa) where the consideration consists of a yearly or periodical payment, the amount of that consideration shall be the capitalised amount of the payment, calculated at 10 years' purchase;
- (bb) where a single application, not being an application to register a transfer of part of a registered interest in land, affects a number of title sheets, the fee to be charged shall be based on the amount of the consideration or the value of the interest in land created, granted or transferred, whichever is the greater, plus a fixed fee for every title sheet affected other than the first;
- (cc) where an application is made to give effect to a survivorship destination only, a fixed fee will be charged;
- (dd) where the application is to register the assignation of a leasehold property, a fee will be charged based on the price paid for the assignation plus ten times the annual rent;
- (ee) where the application is made to register a Tree Preservation Order or a Compulsory Purchase Order, a fixed fee for each title sheet affected will be charged;
- (ff) where a local authority as unfeft proprietor of a registered interest in land applies to complete its title thereto in terms of section 3(6) of the Act, the fee charged will be £44 for the first title sheet affected and a fixed fee for every other title sheet affected.

**Heritable securities**

**B.** When application is made for—

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- (a) registration of the creation over a registered interest in land of a heritable security in pursuance of section 2(3) of the Act; or
- (b) registration of any other dealing with a heritable security in pursuance of section 2(4) of the Act,

the fee to be charged shall be calculated on the amount of the heritable security or securities created, or otherwise dealt with, and shall be at the rates shown in Table B in Part IV of this Schedule subject to the provisions of Part III of this Schedule and to the following provisions:—

- (i) where a heritable security secures a yearly or periodical payment, the amount of the heritable security shall be the capitalised amount of the payment, calculated at 10 years' purchase;
- (ii) where an application for the registration of a heritable security over a registered interest in land accompanies an application for the registration of a heritable title to the same interest in land, a fixed fee for the registration of the security will be charged;
- (iii) where a discharge, a discharge and deed of restriction or a deed of restriction of a heritable security however constituted accompanies an application for the registration of a heritable title to the same interest in land, a fixed fee for the registration of each such accompanying security deed will be charged;
- (iv) where a discharge and deed of restriction is registered on its own, the fee will be charged on the amount of the discharge;
- (v) where a deed of restriction is registered on its own, a fixed fee will be charged;
- (vi) where a variation of a heritable security is registered, a fixed fee will be charged except where the amount secured by the security is increased, in which case the fee will be charged on the amount of the increase;
- (vii) where a single application affects a number of title sheets, the fee to be charged will be based on the amount of the security or securities created, or otherwise dealt with, plus a fixed fee for each title sheet affected other than the first.

## 2. REPORTS

When application is made—

	£
(a) (a) on Form 10 for a report prior to first registration	20.00
(b) (b) on Form 11 for continuation of report prior to first registration	12.00
(c) (c) on Form 12 for a report over registered subjects	20.00
(d) (d) on Form 13 for continuation of report over registered subjects	12.00

**Note:**

The fees for items (a) to (e) above include the provision of a hard copy report only. If a facsimile report or a verbal report or a duplicate hard copy report is also required an additional fee of £7 for each is payable.

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	£
(e) (e) on Form 14 for a report to ascertain whether or not subjects have been registered	20.00
(f) (f) on Form P16 for comparison of a bounding description with the Ordnance Map in conjunction with item (a) above, a combined fee of	30.00
(g) (g) on Form P17 for comparison of the boundaries on the Certificate Plan with the Ordnance Map in conjunction with item (c) above, a combined fee of	30.00

**Note:**

The fees for items (a) to (e) above include the provision of a hard copy report only. If a facsimile report or a verbal report or a duplicate hard copy report is also required an additional fee of £7 for each is payable.

### 3. MISCELLANEOUS SERVICES

When application is made—

	£
(a) (a) on Form 5 for noting of overriding interest etc.	22.00 for each title sheet affected
(b) (b) on Form 8 for Certificate Title to be made to correspond with title sheet	25.00
(c) (c) on Form 9 for rectification of register	25.00
(d) (d) on Form P16 for comparison of a bounding description with the Ordnance Map separately from item (a) in Part I,2 above	20.00
(e) (e) on Form P17 for comparison of the boundaries on the Certificate Plan with the Ordnance Map separately from item (c) in Part I,2 above	20.00
(f) (f) for checking the boundaries of adjoining properties	20.00
(g) (g) for a substitute Certificate Title	A fee being the full value of the work required under rule 19 of the Land Registration (Scotland) Rules 1980, and materials involved
(h) (h) for withdrawal of an application in terms of rule 10 or rejection of an application in terms of rule 12 of the Land Registration (Scotland) Rules 1980—	

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	£
(i) where withdrawal in terms of rule 10 occurs within 14 days from the date of acceptance of application;	22.00
(ii) where withdrawal in terms of rule 10 occurs after 14 days from date of acceptance of application;	{44.00
(iii) where the application is rejected under the provisions of rule 12	{ or half of the appropriate registration fee, which would have applied if the application had not been withdrawn or rejected, whichever is the greater

## PART II — GENERAL REGISTER OF SASINES

### I. RECORDING FEES

#### Conveyances

**A.** In respect of the recording of a conveyance, including absolute conveyance, voluntary or judicial, either for a price or as a gift or in implement of trust or other purpose, completion of title by decree or by notice of title, feu-right, lease, deed creating a ground annual or other yearly or periodical payment where there is a transfer of heritable subjects not in security, and generally all deeds transferring an absolute right to heritable subjects, the fee to be charged shall be calculated as follows:—

- (a) where a conveyance for a consideration is recorded, on the amount of the consideration or the value of the heritable subjects transferred or passing, whichever is the greater; or
- (b) in any other case, on the value of the heritable subjects transferred or passing;

and shall be at the rates shown in Table A in Part IV of this Schedule subject to the provisions of Part III of this Schedule and to the following provisions:—

- (i) where the consideration consists of a yearly or periodical payment, the amount of that consideration shall be the capitalised amount of the payment, calculated at 10 years' purchase;
- (ii) where an excambion is effected by more than one deed, a fee will be charged for each deed on the value of the subjects therein, and where an excambion is effected by one deed, the fee will be calculated on the total value of the subjects therein;
- (iii) where a notice of title is recorded along with another deed feuing or leasing or granting a servitude over the whole or any part of the same subjects a fixed fee will be charged on that notice of title;
- (iv) where a notice of title on behalf of a local authority, completing title as statutory successor of a previous local authority, is recorded, a fee of £44 will be charged on that notice of title unless the provisions at (iii) above apply;
- (v) where an assignation of a leasehold property is recorded, a fee will be charged based on the price paid for the assignation plus ten times the annual rent.

### **Heritable securities**

**B.** In respect of the recording of a heritable security, including the constitution, transfer, postponement, corroboration or extinction of a security (but excluding a ground annual created by bilateral deed), the fee to be charged shall be calculated as follows:—

- (a) on the amount of the heritable security or securities created, transferred, postponed, corroborated or discharged; or
- (b) where there is any combination of transfer, postponement, corroboration and discharge of a heritable security or securities, on the amount of the security or securities affected by such combination;

and shall be at the rates shown in Table B of Part IV of this Schedule subject to the provisions of Part III of this Schedule and to the following provisions:—

- (i) where a heritable security secures a yearly or periodical payment, the amount of the security shall be the capitalised amount of the payment, calculated at 10 years' purchase;
- (ii) where a heritable security accompanies a conveyance to the granter of the security of the subjects over which the security is constituted, a fixed fee for the recording of the security will be charged;
- (iii) where a discharge and deed of restriction is recorded, the fee will be charged on the amount of the discharge;
- (iv) where a deed of restriction is recorded, a fixed fee will be charged;
- (v) where a variation of heritable security is recorded a fixed fee will be charged, except where the amount secured by the heritable security is increased, in which case the fee will be charged on the amount of the increase.

### **Recording by memorandum**

**C.** Where any writ is presented in the Register of Sasines for recording by memorandum, a fee equivalent to half of the fixed fee shall be charged for each memorandum.

## **PART III — FEES FOR REGISTRATIONS AND RECORDINGS IN BOTH THE LAND AND SASINE REGISTERS**

### *I. RECORDING AND REGISTRATION FEES FOR SINGLE TRANSACTIONS EFFECTED BY MORE THAN ONE DEED AND/OR APPLICATION*

#### **Interests in land other than heritable securities**

**A.** Where a single transaction, other than an excambion, is given effect to in a deed or deeds presented for recording in the Register of Sasines and/or by an application or applications for registration in the Land Register, and due notice is given to the Keeper of the nature of that transaction, the fees to be charged in respect of that transaction shall be as follows:—

- (i) where the transaction is first given effect to by a deed presented in the Register of Sasines, a fee based on the amount of the consideration, or the total value of the heritable interest created, granted or transferred, whichever is the greater, will be charged on the first deed so presented, plus a fixed fee for every related deed presented in the Register of Sasines and for every title sheet affected by a related application for registration in the Land Register; or

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- (ii) where the transaction is first given effect to by an application for registration in the Land Register, a fee based on the amount of the consideration, or the total value of the interest in land created, granted or transferred, whichever is the greater, will be charged in respect of the first application, plus a fixed fee for every other title sheet affected by that application and by every other related application, and for every related deed presented for recording in the Register of Sasines.

**Heritable Securities**

**B.** Where a single transaction is given effect to in a deed or deeds presented for recording in the Register of Sasines and/or by application or applications for registration in the Land Register, and due notice of the nature of that transaction is given to the Keeper, the fees to be charged in respect of that transaction shall be as follows:—

- (i) where the transaction is first given effect to by a deed presented in the Register of Sasines, a fee based on the amount of the security or securities created in total, or otherwise dealt with, will be charged on the first deed so presented, plus a fixed fee for every related deed presented in the Register of Sasines and for every title sheet affected by related application for registration in the Land Register; or
- (ii) where the transaction is first given effect to by an application for registration in the Land Register, a fee based on the amount of the security or securities created in total, or otherwise dealt with, will be charged in respect of the first title sheet affected by that application plus a fixed fee for every other title sheet affected by that application and by every other related application and for every related deed presented for recording in the Register of Sasines.

*Note:* In this Part, “related” means giving effect to the same single transaction.

2. MISCELLANEOUS

	£
1. Registration or recording of receipts under the Industrial and Provident Societies Act 1965(1)	0.25
2. Registration or recording of other miscellaneous transactions and events not included under Heads A and B of Parts I and II	25.00

PART IV — TABLE OF FEES

I. TABLE A

<i>Consideration or Value</i>		<i>Fee</i>
£		£
does not exceed	10,000	22.00
” ”	15,000	33.00
” ”	20,000	44.00

(1) 1965 c. 12.

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<i>Consideration or Value</i>		<i>Fee</i>
£		£
” ”	25,000	55.00
” ”	30,000	66.00
” ”	35,000	77.00
” ”	40,000	88.00
” ”	45,000	99.00
” ”	50,000	110.00
” ”	55,000	121.00
” ”	60,000	132.00
” ”	65,000	143.00
” ”	70,000	154.00
” ”	75,000	165.00
” ”	80,000	176.00
” ”	85,000	187.00
” ”	90,000	198.00
” ”	95,000	209.00
” ”	100,000	220.00
” ”	105,000	231.00
” ”	110,000	242.00
” ”	115,000	253.00
” ”	120,000	264.00
” ”	125,000	275.00
” ”	130,000	286.00
” ”	135,000	297.00
” ”	140,000	308.00
” ”	145,000	319.00
” ”	150,000	330.00
” ”	155,000	341.00
” ”	160,000	352.00
” ”	165,000	363.00
” ”	170,000	374.00
” ”	175,000	385.00
” ”	180,000	396.00
” ”	185,000	407.00
” ”	190,000	418.00

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<i>Consideration or Value</i>		<i>Fee</i>
£		£
” ”	195,000	429.00
” ”	200,000	440.00
” ”	300,000	500.00
” ”	400,000	550.00
” ”	500,000	600.00
” ”	600,000	650.00
” ”	700,000	700.00
” ”	800,000	800.00
” ”	1,000,000	900.00
” ”	1,500,000	1,500.00
” ”	2,000,000	2,000.00
” ”	3,000,000	3,000.00
” ”	5,000,000	5,000.00
exceeds	5,000,000	7,500.00

2. TABLE B

<i>Amount</i>		<i>Fee</i>
£		£
does not exceed	20,000	22.00
” ”	30,000	33.00
” ”	40,000	44.00
” ”	50,000	55.00
” ”	60,000	66.00
” ”	70,000	77.00
” ”	80,000	88.00
” ”	90,000	99.00
” ”	100,000	110.00
” ”	110,000	121.00
” ”	120,000	132.00
” ”	130,000	143.00
” ”	140,000	154.00
” ”	150,000	165.00
” ”	160,000	176.00
” ”	170,000	187.00



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<i>Amount</i>		<i>Fee</i>
£		£
” ”	180,000	198.00
” ”	190,000	209.00
” ”	200,000	220.00
” ”	300,000	250.00
” ”	400,000	275.00
” ”	500,000	300.00
” ”	600,000	325.00
” ”	700,000	350.00
” ”	800,000	400.00
” ”	1,000,000	450.00
” ”	1,500,000	750.00
” ”	2,000,000	1,000.00
” ”	3,000,000	1,500.00
” ”	5,000,000	2,500.00
exceeds	5,000,000	3,750.00

## PART V — REGISTER OF INHIBITIONS AND ADJUDICATIONS

### REGISTRATION FEES

For each document—

	£
(1) received before 1st September 1996	15.00
(2) received on or after 1st September 1996	20.00

## PART VI — REGISTER OF DEEDS ETC., REGISTER OF PROTESTS AND REGISTER OF JUDGMENTS

### REGISTRATION FEES

	£
For a document of one page	10.00
For each additional page	1.00

**Note:**

The extracting and authentication of the first or only extract is included in the foregoing fees.

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## PART VII — REGISTER OF SERVICE OF HEIRS

### REGISTRATION FEES

For each document—

	£
(1) received before 1st September 1996	40.00
(2) received on or after 1st September 1996	60.00

*Note:*

Extracting and authentication fees are included in the registration fee.

## PART VIII — REGISTER OF THE GREAT SEAL

### REGISTRATION FEES

	£
<b>1.</b> For a charter of incorporation	170.00
<b>2.</b> For a charter of novodamus or other Crown grant of land—	
(1) unsealed deed	44.00
(2) sealed deed	170.00
<b>3.</b> For a Commission	500.00

## PART IX — REGISTER OF THE CACHET SEAL

	£
For each impression	15.00

## PART X — REGISTER OF THE QUARTER SEAL

### REGISTRATION FEES

	£
For each Gift of Ultimus Haeres	44.00

## PART XI — OTHER FEES

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£

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1. For each Certificate issued under the Civil Jurisdiction and Judgments Act 1982(2). 21.00

2. For each Certificate of Custody when a deed is retained for permanent preservation. 10.00

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## PART XII — FEES APPLICABLE TO ALL REGISTERS

### *INSPECTION FEES*

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£

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1. For searching of any search sheet affecting one property 7.00

2. For exhibition of a title sheet 7.00

3. For the inspection of any other index, and volume, document or process 7.00

4. For each group of 6 names or less searched for in the Register of Inhibitions and Adjudications 7.00

5. For searches in records arising from postal enquiries, for each letter 25.00

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*Note:*

Any search involving 100 titles or more, may, by prior arrangement with the Keeper, and at his discretion, be charged at full value of the work and materials involved. For postal enquiries, a fee of £25.00 is charged for the letter replying to the enquiry. In addition, a search fee of £7.00 is charged for each property searched.

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### *EXTRACTING AND COPYING FEES*

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£

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1. For each page of an official extract, certified copy, plain copy or duplicate 0.50

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*Note:*

For provision of paper copies in excess of 50 pages, other than for extracts or certified copies, the Keeper may vary the fee chargeable at his discretion

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(2) 1982 c. 27.

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2. For each page of an office copy within the meaning of section 6(5) of the Act (or part thereof other than the plan)	0.50
3. For a plan (A4 size) (black and white)	2.00
For a plan (A4 size) (colour)	5.00
For a plan (larger than A4 size)	A fee being the full value of the work and materials involved
4. For each fiche of duplicate copies of existing Sasine microfiche	2.00
5. For the authentication of each official extract, certified copy, duplicate or office copy	4.00
6. For the handling of second and subsequent extracts and for copies	6.00

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**Note:**

A handling fee is not charged for orders placed at the time of registration. For the avoidance of doubt, a handling charge is applicable to the provision of official extracts, certified copies, plain copies, duplicate copies, office copies, microfiche or duplicate microfiche.

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*OTHER SERVICES*

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1. For a record retransmitted or transmitted to any court or exhibited therein, at the instance of a party, in accordance with the Rules of Court governing such transmission or exhibition	A fee being the full value of the work and materials involved
2. For attendance by an officer of the Registers of Scotland Executive Agency at any court to produce a record in evidence	A fee based on the full cost (including travelling expenses)
3. For any service not listed above	A fee being the full value of the work and materials involved.

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