
STATUTORY INSTRUMENTS

2005 No. 1982

LAND REGISTRATION, ENGLAND AND WALES

The Land Registration (Amendment) (No 2) Rules 2005

Made - - - - 18th July 2005

Laid before Parliament 20th July 2005

Coming into force in accordance with rule 2

The Lord Chancellor, with the advice and assistance of the Rule Committee appointed in pursuance of section 127 of the Land Registration Act 2002⁽¹⁾, in exercise of the powers conferred on him by sections 1(2), 25(1), 34(2), 70, 126, 127(1) and 128 of, and paragraphs 6 and 8 of Schedule 10 to, that Act and section 32 of, and paragraph 4(4) of Schedule 4 to, the Family Law Act 1996⁽²⁾, hereby makes the following rules:

PART 1

PRELIMINARY

Citation

1. These rules may be cited as the Land Registration (Amendment) (No 2) Rules 2005.

Commencement

2.—(1) This Part shall come into force on the day that paragraph 2 of Schedule 9 to the Civil Partnership Act 2004⁽³⁾ comes into force or on 9 January 2006, whichever shall first occur.

(2) Part 2 and Schedule 1 shall come into force on 9 January 2006.

(3) Parts 3, 4 and 5 and Schedules 2 and 3 shall come into force on the day that paragraph 2 of Schedule 9 to the Civil Partnership Act 2004 comes into force.

(1) 2002 c. 9.
(2) 1996 c. 27.
(3) 2004 c. 33.

Interpretation

3. In these rules “the principal rules” means the Land Registration Rules 2003(4) and in the following rules, unless otherwise stated, a reference to a rule by number is a reference to the rule so numbered in the principal rules.

PART 2

AMENDMENTS RELATING TO CERTAIN LEASES

Amendment to rule 6(2)

4. At the beginning of rule 6(2) there shall be inserted “Subject to rule 72A(3),”.

New rule 58A

5. After rule 58, the following rule shall be inserted—

“Form and content of prescribed clauses leases

58A.—(1) Subject to paragraph (3), a prescribed clauses lease must begin with the required wording or that wording must appear immediately after any front sheet.

(2) Subject to paragraph (3), where a person applies for completion of a lease by registration and claims that the lease is not a prescribed clauses lease because the lease falls within (c) or (d) of the definition of prescribed clauses lease in paragraph (4), he must lodge with his application a certificate by a conveyancer to that effect or other evidence to satisfy the registrar as to his claim.

(3) If it appears to the registrar that a lease is not a prescribed clauses lease, then paragraph (1) and, so far as appropriate, paragraph (2) and rule 72A(3) shall not apply to that lease.

(4) In this rule—

“front sheet” means a front cover sheet, or a contents sheet if it is at the lease’s beginning, or a front cover sheet and contents sheet where the contents sheet is immediately after the front cover sheet, and a “contents sheet” means a contents sheet or index sheet (in each case, however described) or both,

“prescribed clauses lease” means a lease which—

- (a) is within section 27(2)(b) of the Act,
- (b) is granted on or after 19 June 2006,
- (c) is not granted in a form expressly required—
 - (i) by an agreement entered into before 19 June 2006,
 - (ii) by an order of the court,
 - (iii) by or under an enactment, or
 - (iv) by a necessary consent or licence for the grant of the lease given before 19 June 2006, and
- (d) is not a lease by virtue of a variation of a lease which is a deemed surrender and re-grant, and

(4) S.I.2003/1417; no relevant amending instruments.

“required wording” means the wording in clauses LR1 to LR14 of Schedule 1A completed in accordance with the instructions in that Schedule and as appropriate for the particular lease.”.

New rule 72A

6. After rule 72, the following rule shall be inserted—

“Register entries arising in respect of leases within section 27(2)(b) of the Act granted on or after 19 June 2006

72A.—(1) This rule applies to leases within section 27(2)(b) of the Act granted on or after 19 June 2006.

(2) Subject to paragraphs (3), (4) and (6), on completion of the lease by registration the registrar must (where appropriate) make entries in the relevant individual register in respect of interests contained in that lease which are of the nature referred to in clauses LR9, LR10, LR11 or LR12.

(3) Subject to rule 58A(3), where the lease is a prescribed clauses lease and contains a prohibition or restriction on disposal of the nature referred to in clause LR8 or contains interests of the nature referred to in clauses LR9, LR10, LR11 or LR12, but the prohibition or restriction or interests are not specified or referred to in those clauses or the lease does not contain the required wording in relation to them, then the registrar need take no action in respect of them unless separate application is made.

(4) The registrar need make no entries in individual registers in respect of interests of the nature referred to in clauses LR9, LR10 or LR11 or a restriction set out in clause LR13 where—

- (a) in the case of a prescribed clauses lease, the title numbers of the individual registers have not been given in clause LR2.2, or
- (b) in any other case, the title numbers of the individual registers required by clause LR2.2 have not been given in panel 2 of the Form AP1 lodged for the purpose of completing the lease by registration,

unless separate application is made in respect of the interests or restriction.

(5) Where a separate application required by paragraphs (3) or (4) is made in Form AP1 and is in respect of either a prohibition or restriction on disposal of the lease or the grant or reservation of an easement, the Form AP1 must specify the particular clause, schedule or paragraph of a schedule where the prohibition or restriction or easement is contained in the lease.

(6) The requirement under paragraph (2) to make an entry in respect of an interest of the nature referred to in clause LR12 is satisfied by entry (where appropriate) of notice of the interest created.

(7) In this rule—

- (a) a reference to a clause with the prefix “LR” followed by a number is to the clause so prefixed and numbered in Schedule 1A, and
- (b) “prescribed clauses lease” and “required wording” have the same meanings as in rule 58A(4).”.

Amendments to rule 92

7.—(1) There shall be deleted at the end of rule 92(7)(b) the word “or” and there shall be inserted at the end of rule 92(7)(c) a comma followed by the word “or” in place of the full stop and immediately after that sub-paragraph the following sub-paragraph—

“(d) a person applies for the entry of a standard form of restriction in clause LR13 (as set out in Schedule 1A) of a relevant lease.”.

(2) There shall be substituted for paragraph (10), the following paragraph—

“(10) In this rule—

“approved charge” means a charge the form of which (including the application for the restriction) has first been approved by the registrar, and

“relevant lease” means—

- (a) a prescribed clauses lease as defined in rule 58A(4), or
- (b) any other lease which complies with the requirements as to form and content set out in rule 58A(1) and which either is required to be completed by registration under section 27(2)(b) of the Act or is the subject of an application for first registration of the title to it.”.

New Schedule 1A to the principal rules

8. There shall be inserted after Schedule 1 to the principal rules, the schedule set out in Schedule 1 to these rules.

PART 3

SUBSTITUTED FORM AP1

Substituted Form AP1 in Schedule 1 to the principal rules

9. There shall be substituted for Form AP1 in Schedule 1 to the principal rules, Form AP1 in Schedule 2 to these rules.

PART 4

AMENDMENTS RELATING TO THE CIVIL PARTNERSHIP ACT 2004

Amendment to rule 80

10. In rule 80(a), the word “matrimonial” shall be deleted.

Amendment to rule 81

11. In rule 81(2), the word “matrimonial” shall be deleted.

Amendments to rule 82

12.—(1) In the heading to rule 82, the word “matrimonial” shall be deleted.

(2) In rule 82(1), for “Form MH1” there shall be substituted “Form HR1”.

(3) In rule 82(2), the word “matrimonial” where it first occurs shall be deleted, and for “Form MH2” there shall be substituted “Form HR2”.

(4) In rule 82(3), for “Form MH1” there shall be substituted “Form HR1”, and for “Form MH2” there shall be substituted “Form HR2”.

Amendments to rule 87

13. In the heading to rule 87 and in rule 87(1), the word “matrimonial” shall be deleted.

Amendment to rule 158

14. In rule 158(2), for “Form MH3” there shall be substituted “Form HR3”.

Amendments to rule 160

15.—(1) In rule 160(a), the word “matrimonial” where it first occurs shall be deleted.

(2) In rule 160(b), the word “matrimonial” shall be deleted.

Amendments to rule 217

16. In rule 217(1)—

(a) after the definition of “exempt charity” there shall be inserted—

““home rights notice” means a notice registered under section 31(10)(a) or section 32 of, and paragraph 4(3)(a) or 4(3)(b) of Schedule 4 to, the Family Law Act 1996⁽⁵⁾, or section 2(8) or section 5(3)(b) of the Matrimonial Homes Act 1983⁽⁶⁾, or section 2(7) or section 5(3)(b) of the Matrimonial Homes Act 1967⁽⁷⁾,”

(b) the definition of “matrimonial home rights notice” shall be deleted.

Amendments to Schedule 1 to the principal rules

17. In Schedule 1 to the principal rules—

(a) for Form AN1 there shall be substituted Form AN1 in Schedule 3 to these rules,

(b) after Form HC1 there shall be inserted Forms HR1, HR2 and HR3 in Schedule 3 to these rules,

(c) Forms MH1, MH2 and MH3 shall be deleted, and

(d) for Form UN1 there shall be substituted Form UN1 in Schedule 3 to these rules.

Amendments to Schedule 6 to the principal rules

18. In paragraphs E and F of Part 5 of Schedule 6 to the principal rules, for “matrimonial home rights notice” there shall be substituted “home rights notice”.

⁽⁵⁾ 1996 c. 27.

⁽⁶⁾ 1983 c. 19.

⁽⁷⁾ 1967 c. 75.

PART 5

USE OF REPLACED FORMS

Use of replaced forms

19.—(1) Notwithstanding rules 9 and 17 of these rules, for the period of three months beginning with the day on which this Part comes into force, Forms AN1, AP1, MH1, MH2, MH3 and UN1 as originally prescribed under the principal rules may be used respectively in place of Forms AN1, AP1, HR1, HR2, HR3 and UN1 as prescribed by these rules, unless in the case of Form MH1 the application is in respect of rights arising under a civil partnership.

(2) Where Form MH3 is used in accordance with paragraph (1), the references in panel 9 to a matrimonial home rights notice shall be interpreted as references to a home rights notice.

Signed by authority of the Lord Chancellor

18th July 2005

Cathy Ashton
Parliamentary Under Secretary of State,
Department for Constitutional Affairs

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SCHEDULE 1

rule 8

NEW SCHEDULE 1A TO THE PRINCIPAL RULES

“SCHEDULE 1A

rule 58A

- All words in italicised text and inapplicable alternative wording in a clause may be omitted or deleted.
- Clause LR13 may be omitted or deleted.
- Clause LR14 may be omitted or deleted where the Tenant is one person.
- Otherwise, do not omit or delete any words in bold text unless italicised.
- Side-headings may appear as headings if this is preferred.
- Vertical or horizontal lines, or both, may be omitted.

LR1. Date of lease	
LR2. Title number(s)	<p>LR2.1 Landlord's title number(s) <i>Title number(s) out of which this lease is granted. Leave blank if not registered.</i></p> <p>LR2.2 Other title numbers <i>Existing title number(s) against which entries of matters referred to in LR9, LR10, LR11 and LR13 are to be made.</i></p>
<p>LR3. Parties to this lease</p> <p><i>Give full names, addresses and company's registered number, if any, of each of the parties. For Scottish companies use a SC prefix and for limited liability partnerships use an OC prefix. For foreign companies give territory in which incorporated.</i></p>	<p>Landlord</p> <p>Tenant</p> <p>Other parties</p> <p><i>Specify capacity of each party, for example "management company", "guarantor", etc.</i></p>
<p>LR4. Property</p> <p><i>Insert a full description of the land being leased</i> <i>or</i> <i>Refer to the clause, schedule or paragraph of a schedule in this lease in which the land being leased is more fully described.</i></p> <p><i>Where there is a letting of part of a registered title, a plan must be attached to this lease and any floor levels must be specified.</i></p>	<p>In the case of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail.</p>
<p>LR5. Prescribed statements etc.</p> <p><i>If this lease includes a statement falling within LR5.1, insert under that sub-clause the relevant statement or refer to the clause, schedule or paragraph of a schedule in this lease which contains the statement.</i></p> <p><i>In LR5.2, omit or delete those Acts which do not apply to this lease.</i></p>	<p>LR5.1 Statements prescribed under rules 179 (dispositions in favour of a charity), 180 (dispositions by a charity) or 196 (leases under the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003.</p> <p>LR5.2 This lease is made under, or by reference to, provisions of: Leasehold Reform Act 1967 Housing Act 1985 Housing Act 1988 Housing Act 1996</p>

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<p>LR6. Term for which the Property is leased</p> <p><i>Include only the appropriate statement (duly completed) from the three options.</i></p> <p><i>NOTE: The information you provide, or refer to, here will be used as part of the particulars to identify the lease under rule 6 of the Land Registration Rules 2003.</i></p>	<p>From and including</p> <p>To and including</p> <p><i>OR</i></p> <p>The term as specified in this lease at clause/schedule/paragraph</p> <p><i>OR</i></p> <p>The term is as follows:</p>
<p>LR7. Premium</p> <p><i>Specify the total premium, inclusive of any VAT where payable.</i></p>	
<p>LR8. Prohibitions or restrictions on disposing of this lease</p> <p><i>Include whichever of the two statements is appropriate.</i></p> <p><i>Do not set out here the wording of the provision.</i></p>	<p>This lease does not contain a provision that prohibits or restricts dispositions.</p> <p><i>OR</i></p> <p>This lease contains a provision that prohibits or restricts dispositions.</p>
<p>LR9. Rights of acquisition etc.</p> <p><i>Insert the relevant provisions in the sub-clauses or refer to the clause, schedule or paragraph of a schedule in this lease which contains the provisions.</i></p>	<p>LR9.1 Tenant's contractual rights to renew this lease, to acquire the reversion or another lease of the Property, or to acquire an interest in other land</p> <p>LR9.2 Tenant's covenant to (or offer to) surrender this lease</p> <p>LR9.3 Landlord's contractual rights to acquire this lease</p>
<p>LR10. Restrictive covenants given in this lease by the Landlord in respect of land other than the Property</p> <p><i>Insert the relevant provisions or refer to the clause, schedule or paragraph of a schedule in this lease which contains the provisions.</i></p>	
<p>LR11. Easements</p> <p><i>Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the easements.</i></p>	<p>LR11.1 Easements granted by this lease for the benefit of the Property</p> <p>LR11.2 Easements granted or reserved by this lease over the Property for the benefit of other property</p>
<p>LR12. Estate rentcharge burdening the Property</p> <p><i>Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the rentcharge.</i></p>	

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<p>LR13. Application for standard form of restriction</p> <p><i>Set out the full text of the standard form of restriction and the title against which it is to be entered. If you wish to apply for more than one standard form of restriction use this clause to apply for each of them, tell us who is applying against which title and set out the full text of the restriction you are applying for.</i></p> <p><i>Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003.</i></p>	<p>The Parties to this lease apply to enter the following standard form of restriction [against the title of the Property] <i>or</i> [against title number]</p>
<p>LR14. Declaration of trust where there is more than one person comprising the Tenant</p> <p><i>If the Tenant is one person, omit or delete all the alternative statements.</i></p> <p><i>If the Tenant is more than one person, complete this clause by omitting or deleting all inapplicable alternative statements.</i></p>	<p>The Tenant is more than one person. They are to hold the Property on trust for themselves as joint tenants.</p> <p style="text-align: center;"><i>OR</i></p> <p>The Tenant is more than one person. They are to hold the Property on trust for themselves as tenants in common in equal shares.</p> <p style="text-align: center;"><i>OR</i></p> <p>The Tenant is more than one person. They are to hold the Property on trust <i>Complete as necessary</i></p>

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SCHEDULE 2

rule 9

SUBSTITUTED FORM AP1 IN SCHEDULE 1 TO THE PRINCIPAL RULES

Application to
change the register

Land Registry

AP1

If you need more room than is provided for in a panel, use continuation sheet CS and attach to this form.

1. Administrative area and postcode if known	
2. Title number(s)	
3. If you have already made this application by outline application, insert reference number: <input type="text"/>	
4. This application affects Place "X" in the appropriate box. <input type="checkbox"/> the whole of the title(s) <i>Go to panel 5.</i> <input type="checkbox"/> part of the title(s) <i>Give a brief description of the property affected.</i>	
5. Application, priority and fees <i>A fee calculator for all types of applications can be found on Land Registry's website at www.landregistry.gov.uk/fees</i> Nature of applications numbered Value £ Fees paid £ in priority order 1. <div style="text-align: right;">TOTAL £</div> Fee payment method: Place "X" in the appropriate box. I wish to pay the appropriate fee payable under the current Land Registry Fee Order: <input type="checkbox"/> by cheque or postal order, amount £ _____ made payable to "Land Registry". <input type="checkbox"/> by Direct Debit under an authorised agreement with Land Registry.	FOR OFFICIAL USE ONLY Record of fees paid <hr/> Particulars of under/over payments <hr/> Fees debited £ <hr/> Reference number
6. Documents lodged with this form <i>Number the documents in sequence; copies should also be numbered and listed as separate documents. Alternatively you may prefer to use Form DL. If you supply the original document and a certified copy, we shall assume that you request the return of the original; if a certified copy is not supplied, we may retain the original document and it may be destroyed.</i>	
7. The applicant is: <i>Please provide the full name(s) of the person(s) applying to change the register. Where a conveyancer lodges the application, the applicant is the client, not the conveyancer.</i>	
8. The application has been lodged by: Land Registry Key No. (if appropriate) Name (if different from the applicant) Address/DX No. Reference Email Telephone No. Fax No.	FOR OFFICIAL USE ONLY Codes Dealing Status

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9. Where you would like us to deal with someone else <i>We shall deal only with the applicant, or the person lodging the application if different, unless you place "X" against one or more of the statements below and give the necessary details.</i>	
<input type="checkbox"/> Send title information document to the person shown below	
<input type="checkbox"/> Raise any requisitions or queries with the person shown below	
<input type="checkbox"/> Return original documents lodged with this form (see note in panel 6) to the person shown below <i>If this applies only to certain documents, please specify.</i>	
Name Address/DX No.	
Reference Email	
Telephone No.	Fax No.
10. Where you would like us to notify someone else that we have completed the registration of this application <i>Place "X" in the box and provide the name and address of the person to whom notification should be sent.</i>	
<input type="checkbox"/> Send notification of completion to the person shown below	
Name Address/DX No.	
Reference Email	
11. Address(es) for service of the proprietor(s) of the registered estate(s). The address(es) will be entered in the register and used for correspondence and the service of notice. <i>Place "X" in the appropriate box(es). You may give up to three addresses for service one of which must be a postal address but does not have to be within the UK. The other addresses can be any combination of a postal address, a box number at a UK document exchange or an electronic address.</i>	
<input type="checkbox"/> Enter the address(es) from the transfer/assent/lease	
<input type="checkbox"/> Enter the address(es), including postcode, as follows:	
 <input type="checkbox"/> Retain the address(es) currently in the register for the title(s)	
12. Disclosable overriding interests <i>Place "X" in the appropriate box.</i>	
<input type="checkbox"/> This is not an application to register a registrable disposition or it is but no disclosable overriding interests affect the registered estate(s) <i>Section 27 of the Land Registration Act 2002 lists the registrable dispositions. Rule 57 of the Land Registration Rules 2003 sets out the disclosable overriding interests. Use Form DI to tell us about any disclosable overriding interests that affect the registered estate(s) identified in panel 2.</i>	
<input type="checkbox"/> Form DI accompanies this application	
<i>The registrar may enter a notice of a disclosed interest in the register of title.</i>	

Full name and address (including postcode) for service of notices and correspondence of the person to be registered as proprietor of each charge. *You may give up to three addresses for service one of which must be a postal address but does not have to be within the UK. The other addresses can be any combination of a postal address, a box number at a UK document exchange or an electronic address. For a company include company's registered number, if any. For Scottish companies use an SC prefix and for limited liability partnerships use an OC prefix before the registered number, if any. For foreign companies give territory in which incorporated.*

14. Signature of applicant _____ Date _____
or their conveyancer

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SCHEDULE 3

rule 17

NEW AND FURTHER SUBSTITUTED FORMS
IN SCHEDULE 1 TO THE PRINCIPAL RULES

Application to enter an
agreed notice

Land Registry

AN1

Form HRI must be used for registration of a home rights notice.

If you need more room than is provided for in a panel, use continuation sheet CS and attach to this form.

1. Administrative area and postcode if known	
2. Title number(s)	
3. If you have already made this application by outline application, insert reference number:	
4. Property <i>Insert address, including postcode, or other description.</i> The interest to be protected by the agreed notice affects <i>Place "X" in the appropriate box.</i> <input type="checkbox"/> the whole of the registered estate <input type="checkbox"/> the part of the registered estate defined on the attached plan and shown <i>State reference e.g. "edged red".</i> <input type="checkbox"/> the registered charge dated _____ in favour of _____ referred to in the charges register	
5. Application and fee <i>A fee calculator for all types of applications can be found on Land Registry's website at www.landregistry.gov.uk/fees</i> Agreed notice Fee paid £ Fee payment method: <i>Place "X" in the appropriate box.</i> I wish to pay the appropriate fee payable under the current Land Registration Fee Order: <input type="checkbox"/> by cheque or postal order, amount £_____ made payable to "Land Registry". <input type="checkbox"/> by Direct Debit under an authorised agreement with Land Registry.	FOR OFFICIAL USE ONLY Record of fee paid Particulars of under/over payment Fees debited £ Reference number
6. Documents lodged with this form <i>If this application is accompanied by either Form AP1 or FR1 please only complete the corresponding panel on Form AP1 or DL. Number the documents in sequence; copies should also be numbered and listed as separate documents. Alternatively, you may prefer to use Form DL. If you supply the original document and a certified copy, we shall assume that you request the return of the original; if a certified copy is not supplied, we may retain the original document and it may be destroyed.</i>	
7. The applicant is: <i>Please provide the full name(s) of the person(s) applying for the notice. Where a conveyancer lodges the application, the applicant is the client, not the conveyancer.</i>	
8. The application has been lodged by: Land Registry Key No (if appropriate) Name (if different from the applicant) Address/DX No. Reference Email	FOR OFFICIAL USE ONLY Codes Dealing Status
Telephone No. Fax No.	

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<p>9. Where you would like us to deal with someone else <i>We shall deal only with the applicant, or the person lodging the application if different, unless you place "X" against one or more of the statements below and give the necessary details.</i></p> <p> <input type="checkbox"/> Send title information document to the person shown below <input type="checkbox"/> Raise any requisitions or queries with the person shown below <input type="checkbox"/> Return original documents lodged with this form (see note in panel 6) to the person shown below <i>If this applies only to certain documents, please specify.</i> </p> <p>Name _____ Address/DX No. _____</p> <p>Reference _____ Email _____</p> <p>Telephone No. _____ Fax No. _____</p>	
<p>10. The applicant applies to enter an agreed notice protecting the following interest: <i>Please state below the interest to be noted.</i></p> <p>The above interest is set out in [paragraph____ page____ of] the document [numbered____] in [panel 6][Form AP1][Form DL].</p> <p>If this is a variation of an interest which is already protected on the register by a notice, please identify the notice: <i>For example, specify the date of registration of the existing entry.</i></p>	
<p>11. Place "X" in the appropriate box.</p> <p> <input type="checkbox"/> The applicant is the registered proprietor of the registered [estate][charge] affected by the interest. <input type="checkbox"/> The applicant is the person entitled to be registered as the proprietor of the registered [estate][charge] affected. Complete panel 13 below. <input type="checkbox"/> The consent of the registered proprietor of the registered [estate][charge] accompanies this application. Complete panel 12 below. <input type="checkbox"/> The consent of the person entitled to be registered as proprietor of the registered [estate][charge] accompanies this application. Complete panel 12 and 13 below. <input type="checkbox"/> None of the above statements apply but evidence to establish the validity of the applicant's claim accompanies this application. </p>	
<p>12. Evidence of consent <i>Place "X" in the appropriate box if instructed to do so in panel 11.</i></p> <p> <input type="checkbox"/> The [registered proprietor of][person entitled to be registered as proprietor of] the registered [estate][charge] consents to the entry of the notice and panel 15 has been completed. <input type="checkbox"/> The consent referred to in panel 11 is contained on page ____ of the document numbered ____ referred to in [panel 6][Form AP1][Form DL]. </p>	
<p>13. Evidence of entitlement to be registered as proprietor <i>Please complete if instructed to do so in panel 11.</i></p> <p>Evidence that the [applicant][person consenting to this application] is entitled to be registered as proprietor of the registered [estate][charge] is contained in the document numbered ____ referred to in [panel 6][Form AP1][Form DL].</p>	
<p>14. Signature of applicant or their conveyancer _____ Date _____</p>	

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15. Declaration of consent <i>Please complete if instructed to do so in panel 12.</i>	
I/We <i>Give full name(s).</i> _____ consent to the entry of a notice in the register of the title(s) specified in panel 2 to protect the interest details of which are given in panel 10 affecting the [part of the] registered estate described in panel 4.	
Signature _____	Date _____
Signature _____	Date _____
Signature _____	Date _____
Signature _____	Date _____

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**Application for
registration of a notice
of home rights**

Land Registry

HR1

If you need more room than is provided for in a panel, use continuation sheet CS and attach to this form.

NOTE: Notice of this application will always be sent to the registered owner	
1. Administrative area and postcode if known	
2. Title number(s)	
3. If you have already made this application by outline application, insert reference number:	<input type="text"/>
4. Property Insert full address of the property.	
5. Address(es) for service of the applicant. The address(es) will be entered in the register and used for correspondence and the service of notice. You may give up to three addresses for service one of which must be a postal address but does not have to be within the UK. The other addresses can be any combination of a postal address, a box number at a UK document exchange or an electronic address.	
6. Enter the full name of your husband, wife or civil partner	
7. The applicant is: Please provide the full name of the person applying for the notice. Where a conveyancer lodges the application, the applicant is the client, not the conveyancer.	
8. The application has been lodged by: Land Registry Key No. (if appropriate) Name (if different from the applicant) Address/DX No. Reference Email Telephone No. Fax No.	
<div style="text-align: right;"> USE ONLY Codes Dealing MHA Status </div>	
9. Have you registered a home rights charge (in respect of your marriage to or civil partnership with the person named in panel 6 above) in respect of any other dwelling-house? Place "X" in the appropriate box. <input type="checkbox"/> No <input type="checkbox"/> Yes If Yes: Insert the address of the dwelling-house: If the charge is registered under the Land Charges Act 1972, please insert the registration number and date of registration at Land Charges Department: If the charge is registered under the Land Registration Act 2002, please insert title number: <i>NOTE: If your application is successful, the registration of the charge referred to above will be cancelled under section 32 of, and paragraph 2 of Schedule 4 to, the Family Law Act 1996.</i>	

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<p>10. Has an order been made under section 33(5) of the Family Law Act 1996? Place "X" in the appropriate box.</p> <p><input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If Yes, please place "X" in the appropriate box below and complete the relevant statement.</p> <p><input type="checkbox"/> I enclose an office copy of the order dated _____.</p> <p><input type="checkbox"/> I (name of conveyancer acting) _____ of _____ certify that I am holding an office copy of the order dated _____ made under section 33(5) of the Family Law Act 1996 by _____ Court.</p> <p>Signed: _____ Date: _____</p>
<p>11. Declaration</p> <p>I declare that the information given above is true and that I am entitled by virtue of section 31(2) or 31(5) of the Family Law Act 1996 to a charge on the legal estate registered under the title number mentioned in panel 2.</p>
<p>12. Application</p> <p>I apply under section 31(10)(a) or section 32 of, and paragraph 4(3)(b) of Schedule 4 to, the Family Law Act 1996 for registration, under section 32 of the Land Registration Act 2002, of notice of my home rights charge against the title mentioned in panel 2.</p>
<p>13. Signature of applicant or their conveyancer _____ Date _____</p>

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**Application for renewal of
registration in respect of home
rights**

Land Registry

HR2

If you need more room than is provided for in a panel, use continuation sheet CS and attach to this form.

NOTE: Notice of this application will always be sent to the registered owner	
1. Administrative area and postcode if known	
2. Title number(s)	
3. If you have already made this application by outline application, insert reference number:	
4. Property <i>Insert full address of the property.</i>	
5. Address(es) for service of the applicant. The address(es) will be entered in the register and used for correspondence and the service of notice. <i>You may give up to three addresses for service one of which must be a postal address but does not have to be within the UK. The other addresses can be any combination of a postal address, a box number at a UK document exchange or an electronic address.</i>	
6. The applicant is: <i>Please provide the full name(s) of the person(s) applying for the notice. Where a conveyancer lodges the application, the applicant is the client, not the conveyancer.</i>	
7. The application has been lodged by: Land Registry Key No. (if appropriate) Name (if different from the applicant) Address/DX No. Reference Email Telephone No. Fax No.	OFFICIAL USE ONLY Codes MHA Status Red
8. Place "X" in the appropriate box below and complete the relevant statement. <input type="checkbox"/> I enclose an office copy of the order dated _____. <input type="checkbox"/> I (name of conveyancer acting) _____ of _____ _____ certify that I am holding an office copy of the order dated _____ made under section 33(5) of the Family Law Act 1996 by _____ Court. Signed: _____ Date: _____	
9. Application Following an order dated _____ and made under section 33(5) of the Family Law Act 1996 I apply under section 32 of, and paragraph 4(3)(a) of Schedule 4 to, that Act for the renewal, by way of agreed notice, of the registration of the [notice][caution against dealings] registered against the above mentioned title on _____.	
10. Signature of applicant or their conveyancer _____ Date _____	

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**Application by mortgagee
for official search in respect
of home rights**

Land Registry

HR3

Use one form per title. If you need more room than is provided for in a panel, use continuation sheet CS and attach to this form.

1. Administrative area and postcode if known	
2. Title number Enter the title number of the registered estate.	
3. Payment of fee Place "X" in the appropriate box. <input type="checkbox"/> The Land Registry fee of £ <input type="text"/> accompanies this application. <input type="checkbox"/> Debit the Credit Account mentioned in panel 4 with the appropriate fee payable under the current Land Registration Fee Order.	For official use only Impression of fees
4. Application lodged by: Land Registry Key No. (if appropriate) Name Address/DX No. Reference Email Telephone No. <input type="text"/> Fax No. <input type="text"/>	
5. If the result of search is to be sent to anyone other than the applicant in panel 4, please supply the name and address of the person to whom it should be sent. Reference <input type="text"/>	
6. Registered proprietor(s) Enter FULL name(s) of the registered proprietor(s) of the registered estate in the above mentioned title. If there are more than two, enter the first two only. SURNAME: FORENAME(S): SURNAME: FORENAME(S):	
7. Full name of mortgagee(s)	
8. Property details Address or short description of the property.	
9. Application is made for an official certificate of the result of a search of the register of the above title for the purpose of section 56(3) of the Family Law Act 1996 to ascertain whether a home rights notice or matrimonial home rights caution is entered in that register and whether there is a pending application for the entry of a home rights notice entered on the day list.	
10. Signature of applicant _____ Date _____	

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Application to enter a unilateral notice

Land Registry

UN1

To enter an agreed notice use Form ANI. To enter a notice to protect home rights use Form HRI. If you need more room than is provided for in a panel, use continuation sheet CS and attach to this form.

1. Administrative area and postcode if known		
2. Title number(s)		
3. If you have already made this application by outline application , insert reference number:		
4. Property		
<p>The interest to be protected by the unilateral notice affects Place "X" in the appropriate box and complete as necessary.</p> <p><input type="checkbox"/> the whole of the registered estate</p> <p><input type="checkbox"/> the part of the registered estate shown on the attached plan <i>State reference e.g. "edged red"</i>.</p> <p><input type="checkbox"/> the registered charge dated _____ in favour of _____ referred to in the charges register</p>		
<p>5. Application and fee <i>A fee calculator for all types of applications can be found on Land Registry's website at www.landregistry.gov.uk/fees</i></p> <p>Unilateral notice Fee paid £ _____</p> <p>Fee payment method: <i>Place "X" in the appropriate box.</i> I wish to pay the appropriate fee payable under the current Land Registration Fee Order:</p> <p><input type="checkbox"/> by cheque or postal order, amount £ _____ made payable to "Land Registry".</p> <p><input type="checkbox"/> by Direct Debit under an authorised agreement with Land Registry.</p>		<p>FOR OFFICIAL USE ONLY</p> <p>Record of fee paid</p> <p>Particulars of under/over payment</p> <p>Fees debited £ _____</p> <p>Reference number</p>
<p>6. Documents lodged with this form (if any) <i>If this application is accompanied by either Form AP1 or FR1 please only complete the corresponding panel on Form AP1 or DL. Number the documents in sequence; copies should also be numbered and listed as separate documents. If you supply the original document and a certified copy, we shall assume that you request the return of the original; if a certified copy is not supplied, we may retain the original document and it may be destroyed.</i></p>		
7. The applicant applies for the entry of a unilateral notice against the title(s) referred to in panel 2		
8. The applicant is: <i>Please provide the full name of the person applying for the notice. Where a conveyancer lodges the application, the applicant is the client, not the conveyancer.</i>		
<p>9. The application has been lodged by: Land Registry Key No. (if appropriate) Name (if different from the applicant) Address/DX No.</p> <p>Reference Email Telephone No.</p>		<p>FOR OFFICIAL USE ONLY</p> <p>Codes Dealing</p> <p>Status RED</p>
Fax No.		

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10. Address(es) for service of the beneficiary. The address(es) will be entered in the register and used for correspondence and the service of notice. List the full name and address of each person to be entered in the register as beneficiary of the notice. You may give up to three addresses for service **one** of which **must** be a postal address but does not have to be within the UK. The other addresses can be any combination of a postal address, a box number at a UK document exchange or an electronic address. For a company include company's registered number if any. For Scottish companies use an SC prefix and for limited liability partnerships use an OC prefix before the registered number, if any. For foreign companies give territory in which incorporated.

11. Complete this panel and either panel 12 or panel 13. Place "X" in the appropriate box.

- ☐ The declarant is the beneficiary or a person authorised by the beneficiary to make the declaration in panel 12.
The declarant's full name is
- ☐ The certificate in panel 13 has been completed by a conveyancer on behalf of the beneficiary.
The conveyancer's full name is
- Firm name (if any)
- Address

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12. The declarant solemnly and sincerely declares that the beneficiary is interested in the property described in panel 4 as

This panel must set out the nature of the beneficiary's interest.

The interest described above is not a public right or a customary right.

And I make this solemn declaration conscientiously believing the same to be true by virtue of the Statutory Declarations Act 1835.

Signature of declarant

Declared at

this day of before me,

Signature

Name
(BLOCK CAPITALS)

Address

Qualification

This declaration must be made in the presence of a person empowered to administer oaths, such as a commissioner for oaths or a practising solicitor.

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13. I certify that the beneficiary is interested in the property described in panel 4 as

This panel must set out the nature of the beneficiary's interest.

I certify that the interest described above is not a public right or a customary right.

Signature

Name
(BLOCK CAPITALS)

Address

**14. Signature of applicant
or their conveyancer**

Date _____

EXPLANATORY NOTE

(This note is not part of the Rules)

These Rules amend the Land Registration Rules 2003 (the principal rules).

As amended by rules 5 and 8, the principal rules prescribe that part of the contents (and its form) which must be contained in all prescribed clauses leases, subject to an exception in new rule 58A(3) of the principal rules (inserted by rule 5 of these Rules). A prescribed clauses lease is, by virtue of the definition of that term in new rule 58A(4), a lease for a term of years absolute, granted on or after 19 June 2006 out of a registered estate in land, which is required to be completed by registration, subject to the exceptions contained in (c) and (d) of the definition.

Rule 6 inserts new rule 72A into the principal rules. Rule 72A provides for the entries which the registrar must make in respect of interests contained in a lease created on or after 19 June 2006 which is being completed by registration under section 27(2)(b) of the Land Registration Act 2002.

Paragraphs (3) and (4) of new rule 72A provide for circumstances where the registrar need not make an entry and rule 4 of these Rules amends rule 6 of the principal rules so that if the registrar applies rule 72A(3) and does not make an entry in respect of a prohibition or restriction on disposal of the lease that is being completed by registration this will not conflict with his duty to make such an entry under rule 6.

Rule 7 inserts a new rule 92(7)(d) into the principal rules to provide that where an application for a standard form of restriction is set out in clause LR13 of a relevant lease (defined in substituted rule 92(10) to include a prescribed clauses lease), Form RX1 (the usual application form for a restriction) is not required.

Rule 9 substitutes a new application form, Form AP1, for the existing form in Schedule 1 to the principal rules.

Part 4 amends the principal rules to take account of the Civil Partnership Act 2004. It replaces references to “matrimonial home rights notice” with references to “home rights notice”, and replaces the existing Forms MH1, MH2 and MH3 with new Forms HR1, HR2 and HR3. It also substitutes new Forms AN1 and UN1 to make consequential amendments and to follow the layout of the revised Form AP1.

Part 5 provides, subject to an exception, for forms replaced by these rules to be used for a transitional period.

A Regulatory Impact Assessment has been prepared and placed in the library of each House of Parliament. Copies can be obtained from the Land Registry, 32 Lincoln’s Inn Fields, London WC2A 3PH.