



# New Land Registry (Fees) Order (Northern Ireland) 2010

This information leaflet includes details of the new fees for the most commonly registered transactions.

The Land Registry (Fees) Order (Northern Ireland) 2010, will come into operation on the 1st June 2010.

The purpose of the Order is to set a level of fees which are sufficient to generate income which in accordance with the provision of S.84 of the Land Registration Act (NI) 1970 will cover the cost of provision of all Land Registration services required under the said Act.

Its publication will ensure that Land & Property Service (LPS) generates (as far as is reasonably possible) only the level of income necessary to recoup its operational costs in the provision of Land Registration services, in line with the requirements of the Land Registration Act (Northern Ireland) 1970.

## Main changes

### Land Registry

#### 1. Registration transactions

Submission of registration applications online will attract a lower level of fees.

Where the application for registration is submitted electronically the average fee payable is 20% less than the fee for paper only submissions.

Registration fees for the majority of transactions have changed. Failure to submit the correct registration fees will result in the application being rejected.

Leases will attract ad-valorem fees bringing them in line with other transactions for valuable consideration.

A fee of £150 will be charged for any application which requests the Registrar to rule on any matter.

#### 2. Land Information Requests

The standard fee to view a register map or folio will be increased from £3.00 to £3.50.

Copy map and document charges are increased by £0.50.

### Statutory Charges Registry

#### 1. Registration transactions

No change.

#### 2. Land Information Requests

The Statutory Charges fees for searching will be increased, with the cost of each search rising from £3.00 to £3.50.

The fees for a copy of an entry on the Statutory Charge map will be increased from £5.00 to £5.50 uncertified copy, and £15.00 to £15.50 certified copy.

### General Information

The following pages of this information leaflet contain the new fees for the most commonly registered transactions.

This information can be used in advance of the price changes to update your own billing mechanisms and procedures.

The fees calculator on Landweb Direct will be updated from date 2nd June 2010.

The complete 2010 Fees Order will be available at [www.lpsni.gov.uk](http://www.lpsni.gov.uk) from date 1st April 2010.

# Land Registry summary fees guide

The Land Registry (Fees) Order (Northern Ireland) 2010, will then come into operation on 1st June 2010 and applies to all applications lodged on or after that date.

This is a **summary guide only** to the registration fees payable for the most common types of application.

**For more detailed information**, you should refer to the 2010 Fees Order which will be available at [www.lpsni.gov.uk](http://www.lpsni.gov.uk) from 1st April 2010.

## Scale fees: transfers, leases and exchanges (for a monetary consideration or otherwise)

The fees are based on the actual value of the estate at the date on which the transfer, lease or exchange is lodged for registration and are assessed on the following scale:

### SCALE

Value	Fee	Fee (electronic lodgement)
£20,000 or less	£60	£40
£20,001 to £80,000	£120	£80
£80,001 to £100,000	£180	£120
£100,001 to £150,000	£220	£180
£150,001 to £200,000	£330	£270
£200,001 to £250,000	£385	£315
£250,001 or more	£495	£405

A transfer effecting a change of trustees attracts a fee of £60 (£40 electronic lodgment).

A transfer from all joint tenants to themselves as tenants in common (or vice versa) attracts a fee of £60 (£40 electronic lodgment).

### Calculation of lease fees

Where an application is made to register a lease which is **not** equity sharing, the fee shall be determined by the current market value of the estate, or 10 times the current annual rent (whichever is greater).

Where an application is made to register a lease which **is** equity sharing, the fee shall be determined by the current market value of the equitable share, or 10 times the current annual rent (whichever is greater).

## Fixed fees

	Fee	Fee (electronic lodgment)
<b>Burdens (other than charges)</b>		
Registration of any Burden included in Transfer, Lease or Assent	no fee	no fee
Registration of Easement <b>not</b> included in Transfer, Lease or Assent	£60	£40
Cancellation of Burden (mapped/unmapped)	£60	£40
<b>Charges</b>		
Registration of Charge including Orders Charging Land and Notice of Orders Charging Land	£80	£60
Cancellation of Charge	no fee	no fee
<b>First Registration</b>		
In Form 1	£100	£70
Title acquired by Adverse Possession (Form 3)	£200	N/A
Charge lodged with application for First Registration where the charge relates to a charge on the land the subject of the application	no fee	no fee
Note of a Schedule 5 Burden or Note of a Claimed Appurtenant Right	£60	£40
<b>Inhibition</b>		
Registration of Inhibition other than an Entry of an Inhibition by the Registrar under section 68(c) of the 1970 Act	£60	£40
Release of Inhibition	no fee	no fee
<b>Land Certificates and Certificates of Charge</b>		
New Land Certificate	£10	£10
New Certificate of Charge (Endorsed on Deed)	no fee	no fee
Order for production of a Certificate	£35	£25
Duplicate Certificate (original lost or destroyed)	£60	£40
Order to dispense with production of Certificate	£30	£20
<b>Miscellaneous</b>		
Adverse Possession of registered land under Section 53	£200	n/a
Boundary agreement	£60	£40
Change of name	£60	£40
Change of name on marriage when lodged with Transfer or Charge	no fee	no fee
Death of a joint tenant	£60	£40
Death of a joint tenant when lodged with Transfer of Whole Folio	no fee	no fee
Cancellation of Equity Sharing Lease	£60	£40
Cancellation of Lease except where the leasehold estate was created by an equity-sharing lease	£160	£140
Cancellation of Order Charging Land	no fee	no fee
Reclassification of Title (per folio)	£60	£40
Transmission (Assent)	£100	£75

<b>Inspection, copies and searches</b>	<b>Fee</b>
Inspection of each Folio, Map or Instrument	£3.50
Inspection of the Index of Names in respect of one name	£3.50
Uncertified copy Folio	£5.50
Certified copy Folio	£15.50
Uncertified copy Instrument	£5.50
Certified copy Instrument	£15.50
Uncertified copy of the Registry Map	£5.50
Certified copy of the Registry Map	
• not showing appurtenant rights	£15.50
• showing appurtenant rights	£50
Official Folio, Map or Names Index search	£20
Priority search	£25
Telephone or fax search	£15
<b>Redemption of Ground Rents</b>	
Application to redeem a ground rent under the Ground Rents Act (including application for Certificate of Entitlement)	£50
Application for a certificate of entitlement to money lodged under the Ground Rents Act	£25
Personal search in the register kept under the Ground Rents Act	£2
Official search in the register kept under the Ground Rents Act	£15
<b>Statutory Charges Registry</b>	
Registration of a Statutory Charge	£25
Cancellation or Modification of a Statutory Charge	£20
Personal search in the Statutory Charges Register	£3.50
Official search in the Statutory Charges Register including Result Certificate	£20
Uncertified copy of the Register (one entry only)	£5.50
Uncertified copy of the Register Map (one entry only)	£5.50
Certified copy of the Register (one entry only)	£15.50
Certified copy of the Register Map (one entry only)	£15.50

#### **Note**

A copy of the full Land Registry (Fees) Order (Northern Ireland) 2010 can be found on the LPS Website at [www.lpsni.gov.uk](http://www.lpsni.gov.uk) from 1st April 2010.

An interactive fees calculator to help you calculate fees quickly and accurately will be available from 2nd June 2010 on the direct access service website at [www.landwebni.gov.uk](http://www.landwebni.gov.uk)

Cheques should be made payable to 'DFP General Account'.