

**[ REPUBLIC ACT NO. 928, June 20, 1953 ]**

**AN ACT TO AMEND SUBSECTION "C" OF SECTION ONE HUNDRED AND FOURTEEN OF ACT NUMBERED FOUR HUNDRED AND NINETY-SIX, ENTITLED "THE LAND REGISTRATION ACT" AS AMENDED BY REPUBLIC ACT NUMBERED ONE HUNDRED AND SEVENTEEN.**

*Be it enacted by the Senate and House of Representatives of the Philippines in Congress assembled:*

SECTION 1. Subsection "C" of section one hundred and fourteen of Act Numbered Four hundred and ninety-six entitled "The Land Registration Act", as amended by Republic Act Numbered One hundred and seventeen, is hereby further amended to read as follows:

"C. *Fees payable to the Register of Deeds.*—The register of deeds shall collect fees for all services rendered by him under this Act in accordance with the following schedule:

"1. For the entry of one original certificate of title, and issuing one owner's duplicate certificate, eight pesos for the first parcel of land described thereon, and one peso for each additional parcel: *Provided, however,* That in case of certificates of title under the Cadastral Act, the fees for entering one original certificate of title and issuing the owner's duplicate thereof, when the total current assessed value of the lots included therein does not exceed seven hundred pesos, and irrespective of the number of such lots, shall be one peso for every one hundred pesos, or fractional part thereof.

"2. For each entry in the primary entry book, one peso.

"3. For the annotation of an attachment levy, writ of execution, or adverse claim, three pesos for the first parcel of land affected thereby, and two pesos for each additional parcel. If the total assessed value of the land and improvements exceeds six thousand pesos, there shall be collected an additional fee equivalent to ten per centum of the fees under paragraph sixteen of this subsection computed on the basis of said assessed value.

"4. For the annotation of a notice of *lis pendens*, or of any document or order in connection therewith, for each parcel of land affected thereby, two pesos.

"5. For the annotation of a release of any encumbrance, except mortgage, lease, or other lien for the cancellation of which a specific fee

is prescribed herein, for each parcel of land so released, two pesos; but the total amount of fees to be collected shall not exceed the amount of fees paid for the registration of such encumbrance.

"6. For the annotation of an order of the court for the amendment of, or the making of a memorandum on, a certificate of title, except inclusion of buildings or improvements, or any order directing the registration of a document, or of any right or interest referred to in said order, or the cancellation of a certificate of title and/or the issuance of a new one, two pesos for each certificate of title on which the annotation is made, in addition to the fees prescribed under paragraph sixteen or seventeen, as the case may be, of this subsection, if the same are also due for the registration of such document, right or interest.

"7. For the annotation of an order of the court for the inclusion of buildings and/or improvements in a certificate of title, five pesos for each certificate of title if the buildings or improvements belong to a person other than the registered owner of the land. If they belong to the same registered owner, the fees to be collected shall be based on the value of such buildings and improvements in accordance with the schedule prescribed under paragraph sixteen or seventeen, as the case may be, of this subsection.

"8. For registering and filing a power of attorney, letters of administration or letters testamentary whether or not accompanied by a copy of the testament, certificate of allowance of a will with attested copy of the will annexed, appointment of guardian for a minor or incompetent person, appointment of receiver, trustee, or administrator, articles of incorporation of any corporation, association or partnership, or resolution of its board of directors empowering an officer or member thereof to act in behalf of the same, seven pesos; and for the annotation of such papers on certificates of title when required by existing laws or regulations, one peso and fifty centavos for each certificate of title so annotated: *Provided, however,* That when the certificate of allowance of a will and the letters testamentary or letters of administration are filed together, only one fee shall be collected. For registering and filing an instrument of revocation of any of the papers mentioned above, two pesos; and if annotated on the corresponding certificate of title, one peso and fifty centavos for each certificate of title.

"9. For the annotation of a notice of tax lien of any description, notice of lost duplicate or copy of a certificate of title, order of the court declaring such duplicate or copy null and void, notice of change of address, or the cancellation of any such annotation, for each certificate of title, one peso.

"10. For transferring the memorandum of an encumbrance of any kind from one certificate of title which is cancelled to a new one in lieu thereof in the name of a new owner, for each memorandum thus transferred, one peso.

"11. For any memorandum made in a standing co-owner's, mortgagee's, or lessee's copy of a certificate of title after a similar memorandum has

been made in the original thereof, for each such certificate of title, one peso.

"12. For any memorandum made in a certificate of title for which no specific fee is prescribed above, for each certificate of title, two pesos.

"13. For the issuance of a transfer certificate of title, including its duplicate, to a trustee, executor, administrator, or receiver, or for the cancellation of such certificate of title and issuance of a new one, including its duplicate, to the *cestui que trust*, in case of trusteeship, eight pesos. If the certificate covers more than one parcel or lot, an additional fee of one peso and fifty centavos shall be collected for each additional parcel or lot.

"14. For the issuance of a transfer certificate of title, including its duplicate, to a person other than those named in the next preceding paragraph, three pesos, in addition to the fees hereinafter prescribed in paragraph sixteen or seventeen, as the case may be, of this subsection, if the same are also due. If the certificate covers more than one parcel or lot, an additional fee of one peso and fifty centavos shall be collected for each additional parcel or lot.

"15. For the issuance of a new owner's duplicate or a co-owner's, mortgagee's or lessee's copy of a certificate of title, or any additional duplicate or copy thereof, three pesos for the first page and one peso for each subsequent page, or fraction thereof.

"16. For the registration of a deed of sale, conveyance, transfer, exchange, partition, or donation; a deed of sale with *pacto de retro*, conditional sale, sheriff's sale at public auction, sale for nonpayment of taxes, or any sale subject to redemption, or the repurchase or redemption of the property so sold; any instrument, order, judgment or decree divesting the title of the registered owner, except in favor of a trustee, executor, administrator or receiver; option to purchase or promise to sell; any mortgage, surety, bond, lease, easement, right-of-way, or other real right or lien created or constituted by virtue of a distinct contract or agreement, and not as an incidental condition of a sale, transfer or conveyance; the assignment, enlargement, extension or novation of a mortgage or of any other real right, or a release of mortgage, termination of lease, or consolidation of ownership over a property sold with *pacto de retro*; where no specific fee is prescribed therefor in the preceding paragraphs, the fees shall be based on the value of the consideration in accordance with the following schedule:

"(a) When the value of the consideration does not exceed six thousand pesos, three pesos and fifty centavos for the first five hundred pesos, or fractional part thereof, and one peso and fifty centavos for each additional five hundred pesos, or fractional part thereof.

"(b) When the value of the consideration is more than six thousand pesos but does not exceed thirty thousand pesos, twenty-four pesos for the first eight thousand pesos, or fractional part thereof, and four pesos for