STATUTORY RULES OF NORTHERN IRELAND

2014 No. 139

LAND REGISTRATION

The Land Registry (Fees) Order (Northern Ireland) 2014

Made - - - -	*16th May 2014*
Affirmed by resolution of the Assembly on - - - -	*3rd June 2014*
Coming into operation	*8th September 2014*

The Department of Finance and Personnel, in exercise of the powers conferred by Section 84(1) of the Land Registration Act (Northern Ireland) 1970(**1**) ("the 1970 Act") and now vested in it (**2**), Section 26(1) of the Ground Rents Act (Northern Ireland) 2001(**3**) and of every other power enabling it in that behalf and after consultation with the Land Registry Rules Committee established by Section 85 of the 1970 Act, hereby makes the following Order:

Citation, commencement and interpretation

1.—(1) This Order may be cited as the Land Registry (Fees) Order (Northern Ireland) 2014 and shall come into operation on 8th September 2014.

(2) Words and expressions used in this Order and defined in the Rules have the same meaning as in the Rules.

(3) In this Order—

"the 1970 Act" means the Land Registration Act (Northern Ireland) 1970;

"the 2001 Act" means the Ground Rents Act (Northern Ireland) 2001;

"certificate of redemption" has the meaning assigned to it by Section 7(2) of the 2001 Act;

"charge" (except in Part III of Schedule 1) means a charge on land to secure money and includes a sub-charge but not a statutory charge;

"electronic communication" has the same meaning as in the Electronic Communications Act (Northern Ireland) 2001(**4**);

(**1**) 1970 c.18 (N.I.); section 84 was amended by Article 34 of the Registration (Land and Deeds) (Northern Ireland) Order 1992 (S.I 1992/811 (N.I. 7)), see sections 25 and 94 for the definition of "the Ministry".

(**2**) By the Departments (Northern Ireland) Order 1982 S.I. 1982/338 (N.I. 6) Article 5 and Part II of Schedule I and the Departments (Transfer and Assignment of Functions) Order (Northern Ireland) 1999, S.R. 1999 No. 481, Article 6 and Part II of Schedule. 4.

(**3**) 2001 c.5 (N.I.)

(**4**) 2001 c.9 (N.I.)

"electronic lodgement" means lodgement of an application for electronic communication via the LandWeb operating system;

"equity – sharing lease" means a lease of land, the general effect of which is to provide—

(a) that, in consideration of the granting of the lease, the lessee shall pay a capital sum, representing a part payment in respect of the cost of acquisition of the premises demised, and a rent; and

(b) that the lessee may make additional part payments towards the said cost of acquisition and may exercise an option to purchase the whole or part of the lessor's reversion in the premises demised;

"fees" means the fees to be taken in the Land Registry (the Registry) for the purposes of the 1970 Act and the 2001 Act;

"the Rules" means the Land Registration Rules (Northern Ireland) 1994(**5**) and a reference by number to a rule or Form is a reference to the rule or Form bearing that number in the Rules.

Revocation

2. The Land Registry (Fees) Order (Northern Ireland) 2011(**6**) is hereby revoked.

Fees

3. Subject to the following provisions of this Order, the fees set out in Schedule 1 shall be payable in respect of the matters therein mentioned.

Value

4.—(1) For the purposes of this Order, the value of any estate in land, shall be determined in accordance with paragraphs (2) to (6).

(2) Subject to paragraphs (3) to (6) the value of an estate in land is its market value, that is to say, such sum as the estate would fetch if sold on the open market at the date on which the application with respect to which the value is required to be ascertained is made to the Registry, free from any mortgage or charge for payment of money other than a land purchase annuity. For the purposes of this paragraph, the Registrar may accept as the market value of an estate, the consideration expressed in a deed or an amount stated to be that value in a statement in writing signed by the applicant or his solicitor.

(3) Where an application is made to the Registry to register an exchange, the value of the estate in land to which the application relates shall be the combined value of the registered land exchanged, determined in accordance with paragraph (2).

(4) Where an application is made to the Registry to register a Lease which is not equity-sharing the value of the estate in land determined in accordance with paragraph (2) to which the application relates shall be the market value of the estate or 10 times the current annual rent whichever is greater.

(5) Where an application is made to the Registry to register a Lease which is equity-sharing the value of the estate in land determined in accordance with paragraph (2) to which the application relates shall be the market value of the equitable share or 10 time the current annual rent whichever is greater.

(6) Where an application relates solely to the estate of a person entitled as a tenant in common, joint tenant or coparcener, the value of the estate in land to which the application relates shall be the value of that person's estate; and where a registered owner transfers his estate to himself and another

(**5**) S.R 1994 No. 424 as amended by S.R. 2000 No. 165, S.R. 2002 No. 229, S.R. 2007 No.4 and S.R 2011 No.141
(**6**) S.R 2011 No. 348

as co-owners, the value of the estate in land to which the application relates shall be the value of the estate passing to the other person.

Reduction of fees

5. Where an application or dealing, for which a fee in excess of £70.00 is prescribed by this Order, is refused, abandoned or withdrawn, there shall only be payable in respect of the application or dealing the sum of £70.00 or one quarter of the fee prescribed by this Order in respect of the application or dealing, whichever is the greater.

Exemption from fees

6. No fee shall be payable in respect of any matter mentioned in Schedule 2.

Payment of fees

7.—(1) Fees shall be payable at the time when an application, dealing or other matter in relation to which a fee is to be taken, is presented to the Registry.

(2) Where in determining the fee payable in respect of any matter a calculation is involved, the amount payable shall be calculated to the nearest £1.

(3) Every fee shall be paid in cash or by means of a banker's draft, money order, postal order, cheque or electronic monetary transfer.

Application to the Crown

8. Subject to the provisions of the 1970 Act, this Order shall bind the Crown to the full extent authorised or permitted by the constitutional laws of Northern Ireland.

Sealed with the Official Seal of the Department of Finance and Personnel on 16th May 2014

P McAuley
A senior officer of the
Department of Finance and Personnel

SCHEDULE 1 Article 3

PART I

SCALE FEES

Scales

1. Subject to paragraphs 2 and 3, on any application to register a transfer, lease, or an exchange or a change of ownership under Section 36 of the 1970 Act(**7**) (excluding such an application as is referred to in paragraph 5(f)) the fee shall be payable according to the value of the estate in land to which the application relates and calculated by reference to the Scale below—

Value	*Fee*	*Fee (Electronic lodgement)*
£20,000 or less	£100	£80
£20,001 to £80,000	£160	£120
£80,001 to £100,000	£220	£160
£100,001 to £150,000	£260	£220
£150,001 to £200,000	£370	£310
£200,001 to £250,000	£425	£355
£250,001	£535	£445

2. The minimum fee (£100 or £80 in the case of electronic lodgement) shall be payable on any application to register trustees as owners or to register documents whereby registered co-owners transfer their estates in the land to themselves.

3. On an application to register documents effecting a transfer of the ownership of one or more charges the minimum fee (£100 or £80 in the case of electronic lodgement) shall be payable in respect of each charge.

PART II

FIXED FEES

First registration

4. The fees set out in this paragraph shall be payable in respect of an application for the first registration of any title, under Part II of the Rules—

(a)	where an application, other than an application mentioned in sub-paragraph (c), has been made in Form 1 with such modifications as the case may require	£140.00 £110.00 *(Electronic lodgement)*

(**7**) 1970 c. 18 (NI); Section 36 was amended by Article 17 of the Registration (Land and Deeds) (Northern Ireland) Order 1992, (S.I. 1992/811 (N.I. 7)).

(b)	where an application, other than an application mentioned in sub-paragraph (c), has been made in Form 1 to voluntarily register publicly owned land	£50.00
(c)	applications in Form 2 or 3	£260.00

Registration

5. The fees set out in this paragraph shall be payable in respect of the following applications—

(a)	application under Section 53 of the 1970 Act(**8**)	£250.00
(b)	application for the merger or extinguishment of a leasehold estate (except where the leasehold estate was created by an equity-sharing lease	£190.00 £170.00 *(Electronic lodgement)*
(c)	application for merger or extinguishment of a leasehold estate created by an equity-sharing lease	£90.00 £70.00 *(Electronic lodgement)*
(d)	application to register a notice of lease as a burden (excluding a lease solely of an easement or profit-a prendre)	£90.00
(e)	application to register a Charge or an Order charging land under Article 46 of the Judgements Enforcement (Northern Ireland) Order 1981(**9**) or a notice of Order charging land under Article 48 of the Judgments Enforcement (Northern Ireland) Order 1981(**10**) or paragraph 4 of Part IV of Schedule 2 to the 1970 Act(**11**)	£110.00 £90.00 *(Electronic lodgement)*
(f)	application to register the ownership of registered land acquired by vesting order by a government department or by other body having powers of compulsory acquisition – per folio affected by the vesting order	£80.00
(g)	application for the rectification of an entry on a folio, except where the rectification is made in consequence of an error made in the Registry—	
(i)	where an order of the Registrar is not necessary;	£90.00
(ii)	where an order of the Registrar is necessary	£130.00
(h)	application for the rectification of an entry on the registry map, except where the rectification is made in consequence of an error made in the Registry—	
(i)	where an order of the Registrar is not necessary	£90.00
(ii)	where an order of the Registrar is necessary	£130.00

(**8**) Section 53 was amended by Article 76(2) of, and paragraph 4 of Schedule 3 to the Limitation (Northern Ireland) Order 1989. (S.I. 1989/1339 (N.I. 11).

(**9**) S.I. 1981/226 (N.I. 6)

(**10**) S.I 1981/226 (N.I. 6); Article 48 was amended by Article 51 of, and paragraph 6(1) of Schedule 1 to, the Registration (Lands and Deeds) (Northern Ireland) Order 1992, (S.I. 1992/811 (N.I. 7)).

(**11**) Part IV of Schedule 2 was inserted into the Land Registration Act (Northern Ireland) 1970, 1970 c.18 (N.I.) by Article 10(2) of the Registration (Land and Deeds) (Northern Ireland) Order 1992, (S.I. 1992/811 (N.I. 7)).