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STATUTORY RULES OF NORTHERN IRELAND

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**2026 No.**

**LAND REGISTRATION**

**The Land Registry (Fees) Order (Northern Ireland) 2026**

*Made* - - - - 2026

*Laid before the Assembly* 2026

*Coming into operation in accordance with Article 1*

The Department of Finance(a), in exercise of the powers conferred by section 84 of the Land Registration Act (Northern Ireland) 1970 (“the 1970 Act”)(b) and now vested in it(c), section 26(1) of the Ground Rents Act (Northern Ireland) 2001(d) 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 and commencement**

1. This Order may be cited as The Land Registry (Fees) Order (Northern Ireland) 2026 and shall come into operation as follows.

- (a) For the purposes of Part 4 of Schedule 1 on 22<sup>nd</sup> November 2027;
- (b) for the purposes of Article 5, Part 1, 2 and 3 of Schedule 1 and Schedule 2 on 28 June 2028;
- (c) for all other purposes on 6<sup>th</sup> August 2027.

**Interpretation**

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

(2) 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;

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- (a) The Department of Finance and Personnel was renamed the Department of Finance by section 1(4) of, and Schedule 1 to, the Departments Act (Northern Ireland) 2016 (c.5) (N.I.)
  - (b) 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”
  - (c) 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
  - (d) 2001 c. 5 (N.I.)

“charge” (except in Part 4 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 section 4(1) of the Electronic Communications Act (Northern Ireland) 2001(a);

“electronic discharge service” means the discharge service for the direct cancellation of a charge electronically by the charge owner as an authorised user;

“electronic lodgement” means lodgement of a document by electronic communication as permitted by the Rules and where delivery by electronic means is selected;

“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(b) and a reference by number to a rule or Form is a reference to the rule or Form bearing that number in the Rules;

“large scale application” means a dealing which relates to 10 or more folios;

“search” and “official search” referred to in items 23, 24 and 25 of Schedule 1 means to inspect—

- (a) one name in the index of names, for up to 90 results; or
- (b) the Land Register map or Statutory Charges Register map or Ground Rents Register map, for up to 900 results; or
- (c) one folio or single entry on a schedule folio in relation to the Land Register; or
- (d) one address in relation to the Ground Rents Register or any index thereto; or
- (e) one instrument filed in connection with any entry or cancellation on the Land Register or the Statutory Charges Register or the Ground Rents Register; or
- (f) one entry or application filed in the Statutory Charges Register.

## **Fees**

3. Subject to Article 1 and Article 8 of this Order, the fees set out in Schedule 1 shall be payable.

## **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.

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(a) 2001 c. 9 (N.I.)

(b) S.R. 1994 No.424 as amended by S.R. 2000 No.165, S.R. 2002 No.229, S.R. 2007 No.4, S.R. 2011 No.141 and S.R. 2026 No...

(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 times 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 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 is refused, abandoned or withdrawn, there shall be payable the sum of £60 or such lesser sum as may have been paid in respect of the application or dealing.

### **Exemption from fees**

6. Subject to Article 8, 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) Every fee shall be paid by means of electronic monetary transfer, in cash or by means of a banker's draft, money order, postal order or cheque except for fees paid using the Land Registry direct access service which shall be paid by means of electronic monetary transfer.

### **Revocation and Transitional Provisions**

8.—(1) Subject to paragraph (2), The Land Registry (Fees) Order (Northern Ireland) 2014(a) ("2014 Order") is hereby revoked.

(2) Notwithstanding paragraph (1), and without prejudice to section 28 (2) of the Interpretation Act (Northern Ireland) 1954(b),

- (i) the 2014 Order shall continue to have effect for fees payable for transactions on the Statutory Charges Register and shall cease to have effect on 22<sup>nd</sup> November 2027; and
- (ii) reduction of fees under Article 5 of the 2014 Order shall continue to have effect and shall cease to have effect on 28<sup>th</sup> June 2028; and
- (iii) the 2014 Order shall continue to have effect for fees payable for transactions on the Land Register and shall cease to have effect on 28<sup>th</sup> June 2028; and
- (iv) Schedule 2 of the 2014 Order shall continue to have effect and shall cease to have effect on 28<sup>th</sup> June 2028.

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(a) S.R. 2014 No.139

(b) 1954 c.33 (N.I.)

9. 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 on 2026



*Name*  
A senior officer of the Department of Finance

# SCHEDULE 1

Article 3

## PART 1

### LAND REGISTER – SCALE FEES

| (1)<br>Item<br>Reference<br>Number | (2)<br>Description of Service or Matter                                                                                                                                                                                                                                                                                                           | (3)<br>Fees             |         |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------|
|                                    |                                                                                                                                                                                                                                                                                                                                                   | Electronic<br>Lodgement | Other   |
| 1.                                 | Subject to items 2 and 3, excluding applications made under item 13, application to register a transfer, lease, an exchange or a change of ownership under Section 36 of the 1970 Act <sup>(a)</sup> the fee payable according to the value of the estate in land to which the application relates is calculated by reference to the Scale below: |                         |         |
|                                    | £50,000 or less                                                                                                                                                                                                                                                                                                                                   | £70                     | £95     |
|                                    | £50,001 to £100,000                                                                                                                                                                                                                                                                                                                               | £110                    | £150    |
|                                    | £100,001 to £150,000                                                                                                                                                                                                                                                                                                                              | £170                    | £230    |
|                                    | £150,001 to £200,000                                                                                                                                                                                                                                                                                                                              | £250                    | £330    |
|                                    | £200,001 to £250,000                                                                                                                                                                                                                                                                                                                              | £340                    | £460    |
|                                    | £250,001 to £300,000                                                                                                                                                                                                                                                                                                                              | £440                    | £590    |
|                                    | £300,001 to £500,000                                                                                                                                                                                                                                                                                                                              | £550                    | £740    |
|                                    | £500,001 to £750,000                                                                                                                                                                                                                                                                                                                              | £670                    | £890    |
|                                    | £750,001 to £1,000,000                                                                                                                                                                                                                                                                                                                            | £800                    | £1060   |
|                                    | More than £1,000,000                                                                                                                                                                                                                                                                                                                              | £940                    | £1250   |
| 2.                                 | Application to register trustees as owners or vesting by trustees in bankruptcy or to register documents whereby registered co-owners transfer their estates in the land to themselves to be charged at the minimum fee of £95 or in the case of electronic lodgement the minimum fee of £70.                                                     | £70                     | £95     |
| 3.                                 | Application to register documents effecting a transfer of the ownership of one or more charges to be charged at the minimum fee of £95 in respect of each charge or in the case of electronic lodgement the minimum fee of £70 in respect of each charge.                                                                                         | £70                     | £95     |
| 4.                                 | <b>Large Scale Applications</b><br>In this part, for any application set out in Column 2, the fee for a large scale application shall be the total of the fee set out in Column 3 for up to and including 9 folios plus an amount calculated on the following basis-<br>(i) Where the application relates to 10 but not more than 500 folios.     | (i) £10 for each        | (i) £15 |

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

|  |                                                                                |                                                                                       |         |
|--|--------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------|
|  | And, if applicable,<br>(ii) Where the application includes 501 folios or more. | additional folio up to 500 plus<br>(ii) £5 for each additional folio in excess of 500 | (ii) £7 |
|--|--------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------|

## PART 2

### LAND REGISTER -REGISTRATION FIXED FEES

| (1)<br>Item<br>Reference<br>Number | (2)<br>Description of Service or Matter                                                                                                                                         | (3)<br>Fees             |       |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------|
|                                    |                                                                                                                                                                                 | Electronic<br>Lodgement | Other |
| 5.                                 | Application for the first registration of any title made in Form 1 excluding applications made under item 6.                                                                    | £90                     | £140  |
| 6.                                 | Application to voluntarily register publicly owned land made in Form 1.                                                                                                         | £35                     | £50   |
| 7.                                 | Application for the first registration of any title in Form 2 or 3 and application under Section 53 in Form 61 of the 1970 Act(a).                                              | £170                    | £260  |
| 8.                                 | Application for merger or extinguishment of a leasehold estate (except where the leasehold estate was created by an equity- sharing lease).                                     | £125                    | £190  |
| 9.                                 | Application for merger or extinguishment of a leasehold estate created by an equity-sharing lease.                                                                              | £60                     | £90   |
| 10.                                | Application to register:                                                                                                                                                        |                         |       |
|                                    | (i) A charge.                                                                                                                                                                   | £70                     | £110  |
|                                    | (ii) A charge for substituted security.                                                                                                                                         |                         |       |
|                                    | (iii) An order charging land under Article 46 of the Judgments Enforcement (Northern Ireland) Order 1981(b).                                                                    |                         |       |
|                                    | (iv) A notice of order charging land under Article 48 of the Judgments Enforcement (Northern Ireland) Order 1981(c) or paragraph 4 of Part IV of Schedule 2 to the 1970 Act(d). |                         |       |
|                                    | (v) A lien under Rule 81.                                                                                                                                                       |                         |       |
|                                    | (vi) A matrimonial charge or a civil partnership                                                                                                                                |                         |       |

(a) 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)).

(b) S.I. 1981/226 (N.I. 6)

(c) 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)).

(d) 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)).

|     |                                                                                                                                                                                                                                                |                                                                                                                                     |     |      |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-----|------|
|     |                                                                                                                                                                                                                                                | charge under Family Law (Miscellaneous Provisions) (NI) Order 1984(a) or the Family Homes and Domestic Violence (NI) Order 1998(b). |     |      |
| 11. | Other than an application for which no fee is prescribed as set out under Schedule 2<br>a) application for the cancellation of:                                                                                                                |                                                                                                                                     |     |      |
|     | (i)                                                                                                                                                                                                                                            | A charge.                                                                                                                           | £15 | £20  |
|     | (ii)                                                                                                                                                                                                                                           | A charge of part only of the land charged.                                                                                          |     |      |
|     | (iii)                                                                                                                                                                                                                                          | A statute barred charge.                                                                                                            |     |      |
|     | (iv)                                                                                                                                                                                                                                           | A pending action.                                                                                                                   |     |      |
|     | b) application for the cancellation or withdrawal of:                                                                                                                                                                                          |                                                                                                                                     |     |      |
|     | (v)                                                                                                                                                                                                                                            | An inhibition.                                                                                                                      | £15 | £20  |
|     | (vi)                                                                                                                                                                                                                                           | A caution.                                                                                                                          |     |      |
| 12. | Application to register a transmission on the death of a registered full owner who is not a joint tenant or on the death of a registered limited owner.                                                                                        |                                                                                                                                     | £85 | £130 |
| 13. | 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.                              |                                                                                                                                     | £50 | £80  |
| 14. | Application for the rectification of an entry on a folio or of an entry on the registry map, except where the rectification is made in consequence of an error of a clerical nature made in the Registry.                                      |                                                                                                                                     | £60 | £90  |
| 15. | Application to update a registered owner's name or address for service of notice or the property description in Part 1 appearing on a folio except an application for registration for which no fee is prescribed as set out under Schedule 2. |                                                                                                                                     | £10 | £15  |
| 16. | Application to have any matter determined by the Registrar:                                                                                                                                                                                    |                                                                                                                                     |     |      |
|     | (i)                                                                                                                                                                                                                                            | Where a hearing is required.                                                                                                        | N/A | £200 |
|     | (ii)                                                                                                                                                                                                                                           | Where a hearing is not required (including a referral to the High Court or County Court for determination).                         | £80 | £130 |
| 17. | Issue of a summons by the Registrar.                                                                                                                                                                                                           |                                                                                                                                     | £15 | £25  |
| 18. | Application, in accordance with Rule 146, to decide questions as to boundaries or extent of registered lands arising on transfer and including any entry or cancellation made on the register on any such application.                         |                                                                                                                                     | £70 | £80  |
| 19. | Application for an order for substituted service under Rule 197(2).                                                                                                                                                                            |                                                                                                                                     | £20 | £30  |
| 20. | Application for the first issue of a certificate of charge.                                                                                                                                                                                    |                                                                                                                                     | £15 | £20  |
| 21. | Application in respect of making any note or entry or certificate or cancellation on the register or providing any other service for which a fee is not                                                                                        |                                                                                                                                     | £60 | £90  |

(a) S.I. 1984 No.1984(N.I. 14)

(b) S.I. 1998 No.1071(N.I.6)

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                       |                               |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------------------|
|     | otherwise prescribed by this Order (other than an application for registration for which no fee is prescribed).                                                                                                                                                                                                                                                                                                                                        |                                                                                                                       |                               |
| 22. | <p><b>Large Scale Applications</b></p> <p>In this part, for any application set out in Column 2, the fee for a large scale application shall be the total of the fee set out in Column 3 for up to and including 9 folios plus an amount calculated on the following basis-</p> <p>(i) Where the application relates to 10 but not more than 500 folios.</p> <p>And, if applicable,</p> <p>(ii) Where the application includes 501 folios or more.</p> | <p>(i) £10 (for each additional folio up to 500) plus</p> <p>(ii) £5 (for each additional folio in excess of 500)</p> | <p>(i) £15</p> <p>(ii) £7</p> |

## PART 3

### LAND REGISTER SERVICES – INSPECTIONS, COPIES AND SEARCHES

| (1)<br>Item<br>Reference<br>Number | (2)<br>Description of Service or Matter |                                                                                                                                                                                 | (3)<br>Fees             |       |
|------------------------------------|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------|
|                                    |                                         |                                                                                                                                                                                 | Electronic<br>Lodgement | Other |
| 23.                                | (a)                                     | Application to approve a map or plan or an application to obtain an official search in the Land Register map in accordance with Rule 186 including a certificate of the result. | £17                     | £26   |
|                                    | (b)                                     | Search of the Land Register map with OSNI underlay or folio search.                                                                                                             | £5                      | N/A   |
|                                    | (c)                                     | Search of the Land Register map without OSNI underlay.                                                                                                                          | £2                      | N/A   |
|                                    | (d)                                     | Official search in accordance with Rule 185 in the index of names or as to entries in a specified folio.                                                                        | £17                     | £26   |
|                                    | (e)                                     | Priority search in accordance with Rule 187                                                                                                                                     | £20                     | £31   |
|                                    | (f)                                     | Search in accordance with Rule 189.                                                                                                                                             | N/A                     | £21   |
|                                    | (g)                                     | Uncertified copy folio or document.                                                                                                                                             | £5                      | £7    |
|                                    | (h)                                     | Certified copy folio or document.                                                                                                                                               | £11                     | £17   |
|                                    | (i)                                     | Uncertified copy of the Land Register map with OSNI underlay relating to one folio (excluding a Schedule Folio) or one entry number in a Schedule Folio.                        | £5                      | £7    |
|                                    | (j)                                     | Uncertified copy of the Land Register map without OSNI underlay relating to one folio (excluding a Schedule Folio) or one entry                                                 | £3                      | £4    |

|  |     |                                                                                                                                                           |     |     |
|--|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|
|  |     | number in a Schedule Folio.                                                                                                                               |     |     |
|  | (k) | Certified copy of the Land Register map with OSNI underlay relating to one folio (excluding a Schedule Folio) or one entry number in a Schedule Folio.    |     |     |
|  |     | (i) Where the certified copy of the map does not show any appurtenant rights.                                                                             | £11 | £17 |
|  |     | (ii) Where the certified copy of the map shows appurtenant rights.                                                                                        | £33 | £51 |
|  | (l) | Certified copy of the Land Registry map without OSNI underlay relating to one folio (excluding a Schedule Folio) or one entry number in a Schedule Folio. |     |     |
|  |     | (i) Where the certified copy of the map does not show any appurtenant rights.                                                                             | £7  | £12 |
|  |     | (ii) Where the certified copy of the map shows appurtenant rights.                                                                                        | £25 | £40 |

## PART 4

### STATUTORY CHARGES REGISTER

| (1)<br>Item<br>Reference<br>Number | (2)<br>Description of Service or Matter                                                                                           | (3)<br>Fees             |       |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------|
|                                    |                                                                                                                                   | Electronic<br>Lodgement | Other |
| 24.                                | In relation to the Statutory Charges Register, the fees set out in Column 3 shall be payable in respect of the following matters— |                         |       |
|                                    | (a) Application to register a statutory charge.                                                                                   | £20                     | £30   |
|                                    | (b) Application to cancel or modify any entry or an application to register a priority notice.                                    | £16                     | £25   |
|                                    | (c) Search.                                                                                                                       | £5                      | N/A   |
|                                    | (d) Official search in accordance with Rule 214 including certificate of the result.                                              | £16                     | £25   |
|                                    | (e) Search in accordance with Rule 216.                                                                                           | N/A                     | £16   |
|                                    | (f) Uncertified copy of an entry extract or Statutory Charges Register map.                                                       | £5                      | £7    |
|                                    | (g) Certified copy of an entry extract or Statutory Charges Register map.                                                         | £11                     | £17   |
|                                    | (h) Uncertified copy of an application filed in connection with any entry or cancellation on the Statutory Charges Register.      | £5                      | £17   |
|                                    | (i) Certified copy of an application filed in connection with any entry or cancellation on the Statutory Charges Register.        | £11                     | £17   |

## PART 5

### GROUND RENTS REGISTER

| (1)<br>Item<br>Reference<br>Number | (2)<br>Description of Service or Matter                                                                                      |                                                                                                                                                                                                                                     | (3)<br>Fees             |              |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------|
|                                    |                                                                                                                              |                                                                                                                                                                                                                                     | Electronic<br>Lodgement | Other        |
| 25.                                | In relation to the Ground Rents Register, the fees set out in Column 3 shall be payable in respect of the following matters- |                                                                                                                                                                                                                                     |                         |              |
|                                    | (a)                                                                                                                          | Application to redeem a ground rent under Section 4(1) of the 2001 Act including application for a certificate under Section 6 of the 2001 Act that a person is entitled to payment of money lodged under Section 4(2) of that Act. | £33                     | £50          |
|                                    | (b)                                                                                                                          | Reference to the Registrar under Section 23 of the 2001 Act.<br>(i) Where a hearing is required.<br>(ii) Where a hearing is not required (including a referral to the Lands Tribunal for determination).                            | N/A<br>£80              | £200<br>£130 |
|                                    | (c)                                                                                                                          | Search in the Ground Rents Register kept under Section 5(2) of the 2001 Act.                                                                                                                                                        | £2                      | N/A          |
|                                    | (d)                                                                                                                          | Official search in the Ground Rents Register kept under Section 5(2) of the 2001 Act including certificate of the result of the search.                                                                                             | £10                     | £15          |
|                                    | (e)                                                                                                                          | Uncertified copy of any document filed in the Ground Rents Register.                                                                                                                                                                | £5                      | £7           |
|                                    | (f)                                                                                                                          | Certified copy of any document filed in the Ground Rents Register.                                                                                                                                                                  | £11                     | £17          |

## SCHEDULE 2

Article 6

### MATTERS WHICH ARE EXEMPT FROM FEES

| (1)<br>Item<br>Reference<br>Number | (2)<br>Description of Service or Matter                                                                                                                                                                              |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 26.                                | Application for rectification of the registered owner's name or the address for service of notice appearing on a folio where rectification is made at the same time as a dealing relating to the land in that folio. |
| 27.                                | Application for rectification where the rectification is made in consequence of an error of a clerical nature made in the registry.                                                                                  |
| 28.                                | Application for amendment of the title register pursuant to Rule 164.                                                                                                                                                |
| 29.                                | Application to register a note of disclaimer by a Trustee in Bankruptcy or by the Crown.                                                                                                                             |

|     |                                                                                                                                                                                                                                                                                                                                                                   |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 30. | The renewal or cancellation of an entry of notice of the presenting of a bankruptcy petition referred to in section 67A(1) of the 1970 Act(a).                                                                                                                                                                                                                    |
| 31. | Application to register a transmission on the death of a full owner who is entitled (but not registered) as owner where the application for registration of a subsequent transmission or transfer is lodged at the same time relating to all land in that folio.                                                                                                  |
| 32. | Application to determine a limited ownership where the application for registration of a transmission or a transfer is lodged at the same time relating to all land in that folio.                                                                                                                                                                                |
| 33. | Application for the registration of the death of a joint tenant where the application is made at the same time as an application for the registration of a transfer relating to the land in that folio.                                                                                                                                                           |
| 34. | Application to claim payment of money lodged in relation to the redemption of ground rent.                                                                                                                                                                                                                                                                        |
| 35. | Application for approval of an estate development or building plan intended for use in a series of dealings.                                                                                                                                                                                                                                                      |
| 36. | Any registration or cancellation made on the initiative of the Registrar.                                                                                                                                                                                                                                                                                         |
| 37. | Application for the cancellation or withdrawal of:                                                                                                                                                                                                                                                                                                                |
|     | (a) A caution or a caution against first registration provided that the application for such cancellation or withdrawal is made at the same time as an application to register a dealing for which a fee is prescribed relating to the land subject to the caution or at the same time as an application to cancel a registered charge under items 37(c) and (d). |
|     | (b) An inhibition provided that the application for such cancellation or withdrawal is made at the same time as an application to register a dealing for which a fee is prescribed relating to the land in that folio or at the same time as an application to cancel a registered charge under items 37(c) and (d).                                              |
|     | Application for the cancellation of:                                                                                                                                                                                                                                                                                                                              |
|     | (c) A registered charge made through the electronic discharge service.                                                                                                                                                                                                                                                                                            |
|     | (d) A registered charge over part of the land charged in that folio where such release is incorporated within the transfer or lease lodged.                                                                                                                                                                                                                       |
|     | (e) A pending action provided that the application for such cancellation is made at the same time as an application to register a dealing for which a fee is prescribed relating to the land in that folio or at the same time as an application to cancel a registered charge under items 37(c) and (d).                                                         |
|     | (f) The registration of a lease or any superior estate in land in the Land Register as a burden consequent upon the extinguishment of the lease by virtue of the sealing of a certificate of redemption, where the application is made as a result of an application for the First Registration in a Form 1 of the certificate of redemption.                     |
|     | (g) An order charging land registered by the Enforcement of Judgments Office which has ceased to have effect on the expiration of 12 years from the date of the judgment.                                                                                                                                                                                         |
| 38. | Application for registration of a charge created by an order charging land made under Article 46 of the Judgments Enforcement (Northern Ireland) Order 1981(b)                                                                                                                                                                                                    |

(a) Section 67A was inserted into the Land Registration Act (Northern Ireland) 1970, 1970 c.18 (N.I.), by Article 381 (2) of, and paragraph 72 of Part II of Schedule 9 to, the Insolvency (Northern Ireland) Order 1989, (S.I. 1989/2405 (N.I. 19) and was amended by Article 51 of, and paragraphs 2(1) and 4(4) of Schedule 1 to, the Registration (Lands and Deeds) (Northern Ireland) Order 1992, (S.I. 1992/811 (N.I. 7)).

(b) S.I. 1981/226 (N.I. 6); Article 46 was amended by Article 10(3) of the Registration (Lands and Deeds) (Northern Ireland) Order 1992, (S.I. 1992/811 (N.I. 7) and Article 48 was amended by Article 51 of, and paragraph 6(1) of Schedule 1 to, that Order.

|     |                                                                                                                                                                                                                                                                                                                                                                                         |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | where notice of that Order has been entered on the title Register under Article 48 of that Order or paragraph 4 or Part IV of Schedule 2 to the 1970 Act <sup>(a)</sup> or cancellation of such notice upon registration of such a charge.                                                                                                                                              |
| 39. | Application for registration of an existing charge or other burden on a superior estate consequent on the extinguishment of an inferior estate.                                                                                                                                                                                                                                         |
| 40. | Application for registration of an appurtenance where the easement is created or granted in a document of transfer or lease and such registration is made at the time of registration of the transfer or lease and an application for registration of a claimed appurtenant right when such registration is made at the time of registration of the transfer or lease to the applicant. |
| 41. | Application for the registration of an entry of notice of the existence of a Burden specified in entry 5 of Part I of Schedule 5 to the 1970 Act, or cancellation of any burden specified in entry 3, 4 or 5 of Part I of that Schedule.                                                                                                                                                |
| 42. | Application for the registration as a burden under Schedule 6 to the 1970 Act, at the time of first registration of the title, of a charge for payment of money which arose before first registration other than a charge for payment of money affecting a leasehold estate where the ownership of the leasehold estate will be registered in accordance with Rule 82(2) or 83.         |
| 43. | Application for registration on a folio of the ownership of a burden where such registration is made at the time of its registration as a burden.                                                                                                                                                                                                                                       |
| 44. | Application for registration of a burden created or granted in a document of transfer or lease where such burden is registered at the time of registration of the transfer or lease.                                                                                                                                                                                                    |
| 45. | Application for registration of a burden created by the will of a registered owner or in a deed of settlement or of a charge under section 7 of the Administration of Estates Act (Northern Ireland) 1955 <sup>(b)</sup> where such burden is registered at the time of registration of a change in ownership of the land which is the subject of the burden.                           |

### EXPLANATORY NOTE

*(This note is not part of the Order)*

This Order prescribes the fees to be taken in the Land Registry for the purposes of The Land Registration Act (Northern Ireland) 1970 and the manner in which fees are to be paid.

Subject to paragraph 2 of Article 8, this Order revokes The Land Registry (Fees) Order (Northern Ireland) 2014.

The main changes effected by the Order are:

- (a) The ad valorem scale of fees has been restructured due to the change in the value of property since 2014 and to ensure equitable distribution of fees in proportion to price as set out in item 1. There is a reduction in the fees if there is lodgement for electronic communication as permitted by the Rules and where delivery by electronic means is selected.
- (b) The following services no longer have a specifically prescribed fee. The fee is now set out in Column 3 of Item 21 being £60 (electronic lodgement) and £90 (Other). For services (i) to (ix) below, the fees will increase. For services (x) to (xii) a reduced fee will be provided for electronic.
  - (i) first issue of a land certificate.

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(a) 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))

(b) 1955 c.24 (N.I.).

- (ii) update entries in an existing land certificate (excludes applications accompanied by an application to register a Notice of Deposit of Land Certificate).
- (iii) order for production of a land certificate.
- (iv) order for production of a certificate of charge.
- (v) dispense with production of a land certificate.
- (vi) dispense with production of certificate of charge.
- (vii) issue a new certificate of charge in substitution for a certificate lost or destroyed.
- (viii) application for delivery of a document to a solicitor in accordance with Rule 181.
- (ix) register a notice of deposit of a Land Certificate.
- (x) application for approval of a draft document (including any map or plan annexed thereto).
- (xi) issue a new land certificate in substitution for a certificate lost or destroyed.
- (xii) application to register a notice of lease as a burden (excluding a lease solely of an easement or profit-a prendre).
- (c) The fee in respect of an application under section 53 of the 1970 Act (acquisition of title by possession) has been increased from £250 to £260 (Other) and decreased from £250 to £170 (electronic) as set out in item 7.
- (d) Where there is an application to have any matter determined by the Registrar, a reduced fee of £80 (electronic lodgement) and £130 (Other) is charged where no hearing is required as set out in Item 16.
- (e) For simplicity, some categories of services have been amalgamated and for clarity, some categories (to include matters in Schedule 2), have been expanded to include more detail.
- (f) The electronic discharge service within the Land Registry direct access service allows for the direct cancellation of a charge electronically by the charge owner as an authorised user. This service will be exempt from a fee as set out in Item 37(c).
- (g) The Land Register services will include services to view and to obtain copies of the Land Registry map without the OSNI underlay as set out in Item 23.
- (h) Definitions for electronic communication and electronic lodgement have been updated and new definitions added for electronic discharge service, large scale application, search and official search for the Land Register, Statutory Charges Register, and the Ground Rents Register.
- (i) Provision has been made for large scale applications to apply to applications as set out in Column 2 within Part 1 and Part 2 of Schedule 1, which are in excess of 9 folios. Where applicable, a further fee of £10 (electronic lodgement) and £15 (Other) will be paid for each additional folio up to 500, and if applicable, where the application includes 501 or more, £5 (electronic lodgement) and £7 (Other) for each additional folio in excess of 500.
- (j) Provision has been made for an increased number of applications to be lodged electronically. There is a reduction in the fees if there is lodgement for electronic communication as permitted by the Rules and where delivery by electronic means is selected.
- (k) Methods by which fees may be paid are set out. Fees paid using the Land Registry direct access service must be paid by means of electronic monetary transfer. The reduced fee for electronic lodgement is only applicable where delivery by electronic means is selected. For all other fees, a broad range of payment methods will be accepted.