

Order laid before the Assembly under 16(1) of the Registration of Deeds Act (Northern Ireland) 1970, and subject to affirmative resolution procedure of the Assembly.

STATUTORY RULES OF NORTHERN IRELAND

2026 No.

REGISTRATION OF DEEDS

The Registration of Deeds (Fees) Order (Northern Ireland) 2026

Made - - - - *******

Laid before the Assembly *******

Coming into operation *6th August 2027*

The Department of Finance(a), in exercise of the powers conferred by section 16(1) of the Registration of Deeds Act (Northern Ireland) 1970(b) and now vested in it(c), hereby makes the following Order.

Citation and commencement

1. This Order may be cited as the Registration of Deeds (Fees) Order (Northern Ireland) 2026 and shall come into operation on 6th August 2027.

Interpretation

2. In this Order—

“electronic archive” means the registry of deeds electronic records;

“electronic communication” has the same meaning as in section 4(1) of the Electronic Communications Act (Northern Ireland) 2001(d);

“electronic discharge service” means the discharge service for the electronic registration of an entry relating to the satisfaction of mortgage or the surrender and release of mortgage by the mortgagee as an authorised user;

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

“paper archive” means the registry of deeds paper records filed and held in the registry of deeds;

“permit” means a permit permitting the permit holder (or a nominated individual with authority from the permit holder) to search, inspect or examine the paper archive for a fixed fee as set out in the Schedule during the relevant hours when the registry of deeds is open to the public for the transaction of business;

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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.25 (N.I.) as read with Article 6 of and Part IV of Schedule 1 to S.R. 1996 No.87
- (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. 9 (N.I.)

“order charging land” has the same meaning as in Article 46(1) of the Judgments Enforcement (Northern Ireland) Order 1981(a);

“the Regulations” means the Registration of Deeds Regulations (Northern Ireland) 1997(b) and a reference by number to a regulation is a reference to the regulation bearing that number in the Regulations.

Fees

3. Subject to the following provisions of this Order, the fees to be taken in the registry of deeds and set out in Schedule 1 shall be payable for the items set out therein.

Reduction of fees

4. Where the registration of a document is refused or withdrawn, there shall be payable the sum of £14, or such lesser sum as may have been paid in respect of the registration.

Manner in which fees are to be taken

5.—(1) Fees shall be payable at the time when a document or other matter in relation to which a fee is to be taken, is presented to the registry of deeds.

(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 Registry of Deeds direct access service which shall be paid by means of electronic monetary transfer.

Exemption from fees

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

Revocation

7. The Registration of Deeds (Fees) Order (Northern Ireland) 2011(c) is hereby revoked.

Sealed with the Official Seal of the Department of Finance on

2026.



Name

A senior officer of the Department of Finance

(a) 1981 No. 226 (N.I. 6)
(b) S.R. 1997 No. 28 as amended by S.R. 2026 No...
(c) S.R. 2011 No. 347

SCHEDULE 1

Article 3

(1) Item Reference Number	(2) Description of Service or Matter	(3) Fees	
		Electronic Lodgement	Other
	Registration		
1.	(a) Registration of a document upon receipt of the memorial other than registration of a document specified in Item 3 of this Schedule. (b) Registration of a document lodged pursuant to article 6(6) and 7 of the Family Homes and Domestic Violence (Northern Ireland) Order 1998(a) and regulation 13 of the Regulations (b).	£14	£22
2.	Registration of an entry of vacation of registration by judgement, decree or order of a Court, Court certificate or other certificate.	£9	£15
3.	Registration of an entry of vacation of registration of a charge in respect of a bankrupt's rights of occupation where the vacate is made pursuant to regulation 20(5) of the Regulations.	£9	£15
4.	Registration of an entry relating to the satisfaction of mortgage.	£9	£15
5.	Registration of an entry of satisfaction of order charging land.	£9	£15
	Services: inspection, copies and searches.		
6.	Common search for each search completed by an officer of the registry of deeds in respect of each name- (i) electronic archive (per set of up to 90 results) (ii) paper archive for any 5-year period	(i) £7 (ii) £14	(i) £10 (ii) £22
7.	Negative search for each search completed by an officer of the registry of deeds in respect of each name- (i) electronic archive (per set of up to 90 results); (ii) paper archive for any 5-year period.	(i) £7 (ii) £14	(i) £10 (ii) £22
8.	(a) Search of the electronic archive per set of up to 90 results. (b) Permit to inspect the paper archive (excluding any additional fees incurred)-	£7	

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

(b) S.R. 1997 No. 28 as amended by S.R....

	(i) Daily. (ii) Monthly. (iii) Annually.	N/A	(i) £14 (ii) £100 (iii) £725
9.	Certified copy of a memorial or other document.	£15	£23
10.	Uncertified copy of a memorial or other document.	£6	£9

SCHEDULE 2

Article 6

MATTERS WHICH ARE EXEMPT FROM FEES

(1) <i>Item Reference Number</i>	(2) <i>Description of Service or Matter</i>
11.	Application made using the electronic discharge service.

EXPLANATORY NOTE

(This note is not part of the Order)

This Order which revokes and replaces the Registration of Deeds (Fees) Order (Northern Ireland) 2011, specifies the fees to be taken in respect of documents lodged for registration in the Registry of Deeds (“the Registry”) and for other work carried out by the Registry and the manner in which fees are to be taken by the Registry.

The main changes effected by the Order are:

- (a) If the registration of a document is refused or withdrawn, the sum of £14 (or such lesser sum paid) will be retained by the Registry.
- (b) The service to provide a special certificate of registration has been removed as it is obsolete.
- (c) The fee payable for a common or negative search reflects whether the officer of the Registry is conducting the search of the electronic archive (which will be payable per set of up to 90 results) or the paper archive (which will be payable at £14 (electronic lodgement) and £22 (other) for each 5-year period requested by the customer). The fee has been uplifted to account for the years of inflation with a reduction of 35 % provided for electronic lodgement.
- (d) The fee for a permit to search the paper archive will increase for daily, monthly or annual periods uplifted to account for the years of inflation at a cost of £14, £100 and £725 respectively.
- (e) The fee paid for the permit no longer includes provision of copies of documents or memorials from the paper archive at the facilities of Land and Property Services. Fees are now paid as an additional amount of £9 for uncertified copies and £23 for certified copies.
- (f) New definitions have been added for electronic communication, electronic lodgement, electronic archive, electronic discharge service, paper archive, permit and the Regulations.
- (g) Provision has been made for applications to be lodged electronically. Registration fees have been uplifted to account for the years of inflation with a reduction of 35 % provided for electronic lodgement.

- (h) Methods by which fees may be paid are set out. Fees paid using the Registry of Deeds 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.
- (i) The electronic discharge service within the Registry of Deeds direct access service allows for the electronic registration of an entry relating to the satisfaction of mortgage or the surrender and release of mortgage by the mortgagee. This service will be exempt from a fee (Item 11).
- (j) The fees for uncertified and certified copy of a memorial or other document have been uplifted to account for the years of inflation with a reduction of 35% provided for electronic lodgement.