

The following is an informal consolidation of the Fees in the Registers of Scotland Order 1995 and the Fees in the Registers of Scotland Amendment Orders 1999, 2001, 2004, 2005 and 2006.

See [Table of Contents](#) which does not form part of the Order

The Fees in the Registers of Scotland Order 1995

(1995 No. 1945)

The Secretary of State¹, in exercise of the powers conferred on him by section 25 of the Land Registers (Scotland) Act 1868 and of all other powers enabling him in that behalf and with the consent of the Treasury, hereby makes the following Order:

Citation and commencement

1. This Order may be cited as the Fees in the Registers of Scotland Order 1995 and shall come into force on 1st September 1995.

Interpretation

2. In this Order—

(a) "the Act" means the Land Registration (Scotland) Act 1979;

(aa) "the 2003 Act" means the [Title Conditions \(Scotland\) Act 2003](#);

(ab) "application for dual registration" means an application made for registration of-

(a) a constitutive deed under section 4(5) of the 2003 Act;

(b) a notice of preservation under section 50 of the 2003 Act;

(c) a deed creating a positive servitude under section 75(1) of the 2003 Act; or

(d) a notice of converted servitude under section 80 of the 2003 Act;

¹ Any reference in any provision to government departments; or to, or to any part or officer of, any government department (however described in that provision) is to be read, so far as the effect of the Scotland Act 1998 Act (c.46) makes it necessary or expedient to do so, as including, or being a reference to, or to any corresponding part or member of the staff of, the Scottish Administration: effective July 1, 1999 by the Scotland Act 1998 (Consequential Modifications) (No 2) Order 1999 (S.I. 1999 No. 1820)

(ac) "application for variation of a title condition" means an application made for registration of-

(a) a deed of variation or discharge granted by virtue of section 33 or 35 of the 2003 Act;

(b) an order of the Lands Tribunal for Scotland under section 90(1)(c) or 91 or on the refusal of an application made under section 90(1)(c) of the 2003 Act; or

(c) a deed of discharge by virtue of section 15 of the 2003 Act;

(b) "ARTL System", "certificate of title", "dealing" and "Registers Direct Service" shall have the same meaning as they have in the [Land Registration \(Scotland\) Rules 2006](#);

(c) "fire and rescue authority" has the meaning given by section 1(1) of the Fire (Scotland) Act 2005;

(d) "Health Board" and "Special Health Board" mean a board constituted under section 2 of the National Health Service (Scotland) Act 1978;

(e) "joint fire and rescue board" means a board constituted by an amalgamation scheme under section 2 of the Fire (Scotland) Act 2005;

(f) "local authority" means a council constituted under section 2 of the Local Government etc. (Scotland) Act 1994;

(g) "police authority" means an authority established under section 2 of the Police (Scotland) Act 1967;

(h) "relevant rent" means the largest amount of annual rent the lease reserves within the first five years of its term that can be quantified at the date of an application to register the grant of the lease or, as the case may be, record the lease is made;

(i) "Scottish Children's Reporter Administration" means the body constituted by section 128(1) of the Local Government etc. (Scotland) Act 1994;

(j) "title plan" means a plan of the land referred to in rule 4(2) of the [Land Registration \(Scotland\) Rules 2006](#);

(k) "valuation authority" means an authority established by section 27(1) of the Local Government etc. (Scotland) Act 1994.

2A. For the purposes of the definition of "[application for dual registration](#)" and "[application for variation of a title condition](#)", "registration" in relation to a deed, notice or order means registering an interest in land or

information relating to an interest in land (being an interest or information for which that deed, notice or order provides) in the Land Register of Scotland or, as the case may be, recording the deed or notice in the Register of Sasines.

2B. In this Order–

(a) any reference to a search includes a search by computer using the Registers Direct service;

(b) any reference to an application includes an application by telephone, facsimile, electronic mail or any other means;

(c) any expression which is also used in the Act shall, have the same meaning as it has in the Act; and

(d) any reference to a numbered form is a reference to the form bearing that number in Schedule 1 to the [Land Registration \(Scotland\) Rules 2006](#).

Fees

3. The fees payable in respect of the matters specified in the Schedule to this Order, being matters relating to registration or recording in the registers under the management and control of the Keeper of the Registers of Scotland and to the provision by the Keeper of searches, reports, certificates or other documents or copies of any document or of information from any such register, shall be the fees specified in relation to those matters in that Schedule.

Revocation

4. The Fees in the Registers of Scotland Order 1991 is hereby revoked.

TABLE OF FEES IN THE REGISTERS OF SCOTLAND**Part I — LAND REGISTER OF SCOTLAND****1. REGISTRATION FEES****A. Interests in land other than heritable securities**

(1) Where an application is made to which paragraph (3) applies the fee will, subject to paragraphs (4) to (7), be calculated on the amount of the consideration or the value, whichever is the greater, of the interest in land created, granted or transferred to which the application relates

(2) Subject to paragraphs (8) to (10) and Part III of this Schedule, the fee for an application to which paragraph (3) applies will be at the rates shown in [Table A](#) or, where the application is made using the ARTL System, [Table B](#) in Part IV of this Schedule.

(3) This paragraph applies to an application for registration of—

(a) an unregistered interest in land in pursuance of section 2(1) of the Act;

(b) the creation over a registered interest in land of a liferent or an incorporeal heritable right in pursuance of section 2(3) of the Act; or

(c) any transfer of a registered interest in land (not being a heritable security) in pursuance of section 2(4) of the Act.

(4) Where the application is to register an interest or interests in land excambed the fee will be calculated on the value of the interest in land created, granted or transferred to which the application relates.

(5) Where the consideration consists of a yearly or periodical payment, the consideration will be calculated at 10 years' purchase.

(6) Where the application is to register the grant of an interest in land in long lease a fee will be calculated on the consideration (if any) provided for that grant plus ten times the [relevant rent](#).

(7) Where the application is made to register the assignation of a leasehold property, a fee will be calculated on the consideration (if any) provided for the assignation plus ten times the annual rent payable at the date the application is made.

(8) Where a single application affects a number of title sheets (for the avoidance of doubt, in the case of an application to register a transfer of part of a registered interest in land, not including any title sheet created as a result of the application or amended to include the part transferred), the fee will be at the rates shown in Table A in Part IV of this Schedule,

plus an additional fee of £30 for every title sheet affected other than the first.

(9) Where the application is made to give effect to a survivorship destination only, £30.

(10) Where an application is made by a fire and rescue authority, joint fire and rescue board, local authority, police authority, valuation authority, Health Board, Special Health Board or the Scottish Children's Reporter Administration as unregistered holder of a registered interest in land to complete its title to that interest in land in terms of section 3(6) of the Act, £30 for each title sheet affected.

B. Heritable securities

Where application is made for—

(a) registration of the creation over a registered interest in land of a heritable security in pursuance of section 2(3) of the Act; or

(b) registration of any other dealing with a heritable security in pursuance of section 2(4) of the Act,

£30 or, where application is made using the ARTL System, £20 for each title sheet affected.

2. REPORTS

When application is made—

- | | |
|--|--------|
| (a) on Form 10 for a report prior to first registration | £27.00 |
| (b) on Form 11 for continuation of report prior to first registration | £15.00 |
| (c) on Form 12 for a report over registered subjects | £27.00 |
| (d) on Form 13 for continuation of report over registered subjects | £15.00 |
| (e) on Form 14 for a report to ascertain whether or not subjects have been registered | £27.00 |
| (f) on Form P16 for comparison of a bounding description with the Ordnance Map separately from item (a) above | £27.00 |
| (g) on Form P17 for comparison of the boundaries of the title plan with the Ordnance Map separately from item (c) above | £27.00 |
| (h) on Form P16 for comparison of a bounding description with the Ordnance Map in conjunction with item (a) above, a combined fee of | £40.00 |
| (i) on Form P17 for comparison of the boundaries on the title | |

plan with the Ordnance Map in conjunction with item (c) above, a combined fee of £40.00

Note: The fees for items (a) to (i) above include the provision of a hard copy report. If a duplicate hard copy report is required there is an additional fee of £7 for each report.

3. MISCELLANEOUS SERVICES

A. Applications made

Where application is made—

(a) on Form 5 for noting of an overriding interest etc	£30.00 for each title sheet affected
(b) on Form 9 for rectification of the register	£30.00
(c) for checking the boundaries of adjoining properties	£20.00
(d) for withdrawal of an application under rule 11 of the Land Registration (Scotland) Rules 2006	£30.00
(e) for the provision of information from a deed or document in the Land Register archive, for each such deed or document	£14.20

Where the application is to register a Tree Preservation Order or a Compulsory Purchase Order, £30 for each title sheet affected.

B. Applications rejected

Where the application is rejected under rule 13 of the [Land Registration\(Scotland\) Rules 2006](#) £30.00

PART II — GENERAL REGISTER OF SASINES

1. RECORDING FEES

A. Conveyances

(1) Where the recording of a deed or document to which paragraph (3) applies is made, the fee will, subject to paragraphs (4) to (6), be calculated on the amount of the consideration or value, whichever is the greater, of the heritable subjects transferred, passing or to which the recording relates.

(2) Subject to paragraphs (7) to (9) and Part III of this Schedule, the fee will be at the rates shown in [Table A](#) in Part IV of this Schedule.

(3) This paragraph applies to the recording of—

- (a) a conveyance, including absolute conveyance, voluntary or judicial, either for a consideration or as a gift or in implement of trust or other purpose,
- (b) a long lease,
- (c) completion of title by decree or by notice of title, and
- (d) all other deeds transferring an absolute right to heritable subjects.

(4) Where the consideration consists of a yearly or periodical payment, the consideration will be calculated at 10 years' purchase.

(5) Where the application is to record the grant of a long lease the fee will be calculated on the consideration (if any) provided for the grant plus ten times the [relevant rent](#).

(6) Where an assignation of a leasehold property is recorded, the fee will be calculated on the consideration (if any) provided for the assignation plus ten times the annual rent payable at the date an application for recording is made.

(7) Where application is made to record a notice of title—

- (a) along with another deed granting a long lease or a servitude over the whole or any part of the same subjects,
- (b) on behalf of a fire and rescue authority, joint fire and rescue board, local authority, police authority, valuation authority or the Scottish Children's Reporter Administration, completing title as statutory successor of a previous authority,
- (c) on behalf of a Health Board or Special Health Board, completing title as transferee in terms of an order made under section 2 of the National Health Service (Scotland) Act 1978,

£30.

B. Heritable securities

In respect of the recording of a heritable security, including the constitution, transfer, postponement, corroboration or extinction of a security, £30.

C. Recording by memorandum

Where any writ is presented in the Register of Sasines for recording by memorandum, £30 for each memorandum.

PART III — FEES FOR REGISTRATIONS AND RECORDINGS IN BOTH THE LAND AND SASINE REGISTERS

1. RECORDING AND REGISTRATION FEES FOR SINGLE TRANSACTIONS EFFECTED BY MORE THAN ONE DEED AND/OR APPLICATION

A. Interests in land other than heritable securities

Where a single transaction is given effect to in a deed or deeds presented for recording in the Register of Sasines and/or by an application or applications for registration in the Land Register, and due notice is given to the Keeper of the nature of that transaction—

(a) where the transaction is first given effect to by a deed presented in the Register of Sasines, the fee to be charged for the first deed presented will be calculated on the amount of the consideration, or the total value of the heritable interest created, granted or transferred, whichever is the greater, and shall be at the rates shown in [Table A](#) in Part IV of this Schedule, plus a fee of £30 for every related deed presented in the Register of Sasines and for every title sheet affected by a related application for registration in the Land Register; or

(b) where the transaction is first given effect to by an application for registration in the Land Register, the fee to be charged in respect of the first application will be calculated on the amount of the consideration, or the total value of the interest in land created, granted or transferred, whichever is the greater, and shall be at the rates shown in [Table A](#) in Part IV of this Schedule, plus a fee of £30 for every other title sheet affected by that application and by every other related application, and for every related deed presented for recording in the Register of Sasines.

B. Heritable Securities

Where a single transaction is given effect to in a deed or deeds presented for recording in the Register of Sasines and/or by application or applications for registration in the Land Register, and due notice of the nature of that transaction is given to the Keeper, £30 in respect of that transaction, deed or application, plus £30 for every related application or

every related deed presented in the Register of Sasines and for each title sheet affected by every related application for registration in the Land Register.

Note: In this Part, "related" means giving effect to the same single transaction.

C. Dual Registration

Where an application for registration in the Land Register or for recording a deed, notice or order in the Register of Sasines comprises an [application for dual registration](#) or an [application for variation of a title condition](#) and no fee is provided in respect of such application under Heads A and B of Parts I and II, £30 in respect of that application plus £30 for each other title sheet affected by that application and for each deed recorded.

2. MISCELLANEOUS

A. Industrial and Provident Society receipts

Where application is made for registration or recording of receipts under the Industrial and Provident Societies Act 1966, 25 pence.

B. Other Deeds and Events

Where application is made for registration or recording of other deeds and events not included under Heads A or B of Parts I and II or Head C of this Part, £30 for each title sheet affected or each deed recorded in the Register of Sasines.

PART IV — TABLES OF FEES

TABLE A

	<i>Consideration or value</i> £	<i>Fee</i> £
Not exceeding	50,000	30
	100,000	100
	150,000	200
	200,000	300
	300,000	400
	500,000	500
	700,000	600
	1,000,000	700
	2,000,000	1,000
	3,000,000	3,000
	5,000,000	5,000
Exceeding	5,000,000	7,500

TABLE B (ARTL applications)

<i>Consideration or value</i>		<i>Fee</i>
<i>£</i>		<i>£</i>
Not exceeding	50,000	20
	100,000	75
	150,000	150
	200,000	225
	300,000	300
	500,000	375
	700,000	450
	1,000,000	550
	2,000,000	800
	3,000,000	2,500
	5,000,000	4,500
Exceeding	5,000,000	7,000

PART V — REGISTER OF INHIBITIONS AND ADJUDICATIONS

REGISTRATION FEES

For a document £15.00

**PART VI — REGISTER OF DEEDS ETC., REGISTER OF PROTESTS
AND REGISTER OF JUDGMENTS**

REGISTRATION FEES

For a document £10.00

Note: The extracting and authentication of the first or only extract is included in the fee.

PART VIII — REGISTER OF THE GREAT SEAL²

REGISTRATION FEES

1. For a charter of incorporation £250.00
2. For a Crown grant of land—
 - (1) unsealed deed £60.00

² Part VII was omitted in terms of the Fees in the Registers of Scotland Amendment Order 2006

(2) sealed deed	£250.00
3. For a Commission	£630.00

PART VIII — REGISTER OF THE CACHET SEAL

For each impression	£30.00
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PART IX — REGISTER OF THE QUARTER SEAL

REGISTRATION FEES

For each Gift of Ultimus Haeres	£130.00
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PART X — OTHER FEES

1. For each Certificate issued under the Civil Jurisdiction and Judgments Act 1982	£30.00
2. For each Certificate of Custody when a deed is retained for permanent preservation	£20.00

PART XI — FEES APPLICABLE TO ALL REGISTERS

FEES FOR THE PROVISION OF INFORMATION

A. General Register of Sasines

1. Presentment Book	
(a) Per search against a name	£1.65
(b) Per search against an address	£1.65
(c) Per search against a minute number	£1.65
2. Minute Book	
(a) Per search against a name	£1.65
(b) Per search against an address	£1.65
(c) Per search against a minute number	£1.65
3. Search Sheet	

(a) Per search against a name	Nil
(b) Per search against an address	Nil
(c) Per search against a search sheet number	£1.65
(d) Per view of any individual search sheet	£1.65
(e) The provision of information from any other index, volume, document or process	£1.65

B. Land Register of Scotland

1. Application Record

(a) Per search against a name	£3.30
(b) Per search against an address	£3.30
(c) Per search against an application number	£3.30
(d) Per search against a title number	£3.30

2. Title Sheet

(a) Per search against a name	£3.30
(b) Per search against an address	£3.30
(c) Per search against a title number	£3.30
(d) Per view of the title sheet affecting one interest in land	£3.30

Note: Where on the same occasion a view of the title sheet is made against an entry identified in the course of an initial search as per 2(a) and (b), no fee is payable in respect of the initial search.

3. Per Index Map Search	£1.65
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4. The provision of information from any other index, volume, document or process	£1.65
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5. Per property price search	£3.30
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C. Books of Council and Session

For each search in the Register of Deeds or Register of Judgments Index against:

1. a name	£1.65
2. a pursuer/petitioner	£1.65
3. a defender/respondent	£1.65
4. a judgment number	£1.65

D. Register of Inhibitions and Adjudications

- | | |
|--|--------|
| 1. For each group of 6 names or fewer searched against | £1.65 |
| 2. For provisions of a copy of the daily minutes (per day) | £21.00 |
| 3. Per search of a specified minute number | £1.00 |

Note: A search includes a print disclosing relevant entries if requested within 7 working days of the date of the original search.

EXTRACTING AND COPYING FEES

- | | |
|--|--------|
| 1. For a plain copy or duplicate | £16.50 |
| 2. For an official extract or certified copy | £20.70 |
| 3. For a copy of a deed recorded in the General Register of Sasines | £9.00 |
| 4. For an office copy | £25.00 |
| 5. For each additional copy of any deed or document requested at the same time as a request for a first copy | £6.00 |

OTHER SERVICES

For any service not listed above	A fee being the full value of the work and materials involved.
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