

Registers Update - The Fees in the Registers of Scotland (Amendment) Order 2006

REGISTERS OF SCOTLAND
Executive Agency
Information about Scotland's land & property



New fees are being introduced for registration and recording in the Land Register, General Register of Sasines and the Chancery and Judicial Registers. The Fees in the Registers of Scotland (Amendment) Order 2006 is intended to come into force on 22 January 2007.

UPDATE: 18.1

The Order affects only fees for registering and recording - it does not affect fees for the provision of information from, and inspection of, the various registers maintained by the Agency.

The new fees are the outcome of a review and public consultation exercise. Further details about the consultation and the responses received can be found on the Agency's website www.ros.gov.uk/consultations.html



The new fees provide a simplified and more stream-lined scale of charges. They will lead to a reduction in the Agency's registration fee income of around 26%. This means that there will be significant savings for the majority of our customers. The new fees also provide for a reduced rate of charges for transactions carried out using Automated Registration of Title to Land (ARTL), the Agency's new e-registration service that is being rolled out across Scotland early next year. (See Table B, overleaf.)

The most significant fee changes for registration in the Land Register or recording in the General Register of Sasines are:

- the introduction of a fixed fee of £30 (£20 for ARTL), for standard securities and related deeds such as discharges; and
- a reduction in the fees for registration or recording of conveyance or other transfer of title in the price range of transactions in the £30,000 to £2,000,000 price range and a rationalisation of the scale from 51 to 12 bands. (See table A, overleaf)

ARTL

The Order will contain new fees for applications for registration in the Land Register made using the ARTL system. These are generally 25% lower than the equivalent fees for paper applications with savings ranging from £10 to £500 on each application made using the ARTL system. These fees will come into force when ARTL is introduced in early 2007.

Chancery and Judicial Registers

The fees for the main Chancery and Judicial Registers (that is the Register of Inhibitions and Adjudications, the Register of Deeds and Probative Writs in the Books of Council and Session, and the Register of Judgments) are also being reduced. The fees for the minor Registers, such as the Register of the Great Seal and the Register of the Quarter Seal, face a moderate increase to cover the costs of the registration processes involved. These new fees are also listed overleaf.

Payment of Fees

We can now process the payment of registration fees by variable direct debit. This method of payment significantly reduces the costs incurred by the profession and the Agency in returning applications due to problems associated with incorrect or missing cheques. It also ensures that applications are given effect to on the day of receipt. The payment of fees by variable direct debit will be mandatory for applications submitted through ARTL.

Solicitors interested in taking advantage of variable direct debit should contact Customer Relations on 0131 200 3944 or by email at customer.relations@ros.gov.uk

All applications for registration and recording in the Land Register, General Register of Sasines and the Chancery and Judicial Registers received from 22 January 2007 will be charged at the new fees. Further details of the Fees and Charges will be made available in due course through the Agency's website at www.ros.gov.uk/fees



Registers Update - The Fees in the Registers of Scotland (Amendment) Order 2006

REGISTERS OF SCOTLAND
Executive Agency
Information about Scotland's land & property



Registers Update - The Fees in the Registers of Scotland (Amendment) Order 2006

Table A		Fee
Consideration or value 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
Exceeding	£5,000,000	£5,000
	£5,000,000	£7,500

Table B (ARTL applications)		Fee
Consideration or value 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
Exceeding	£5,000,000	£4,500
	£5,000,000	£7,000

Heritable Securities - Applications for registration of the creation over a registered interest in land of a standard security and any other dealing with a heritable security, including discharge, restriction and variation will attract a fixed fee of £30 (ARTL £20)

Miscellaneous Deeds - Miscellaneous deeds attract a fixed fee of £30 (ARTL £20). A receipt registered in terms of the Industrial and Provident Societies Act 1965 will be charged at £0.25

Chancery and Judicial Registers	Fee
Registers of Inhibitions and Adjudications For each document received	£15
Register of Deeds etc, Protests, Judgments For each document received (The extracting and authentication of the first or only extract is included in the fee.)	£10
Register of the Great Seal For a Charter of Incorporation	£250
For a Crown Grant of land	
Unsealed	£60
Sealed	£250
For a Commission	£630
Register of the Cachet Seal For each impression	£30
Register of the Quarter Seal For each gift of Ultimus Haeres	£130
Other Fees For each Certificate issued under the Civil Jurisdiction and Judgments Act 1982(a)	£30
For each Certificate of Custody when a deed is retained for permanent preservation	£20

