

The Fees in the Registers of Scotland Amendment Order 2009

The Fees in the Registers of Scotland Amendment Order 2009 (SSI 2009/171) will come into force on 31 May 2009. The order reflects the outcome of a review of information fees undertaken by the Keeper on behalf of Scottish Ministers. The guiding principle of the new Fee Order is - as now - that, overall, all fees and charges are set on a cost recovery basis. The new fees are set out in the table overleaf, and customers' invoices will reflect these fee changes from the effective date. This Registers Update sets out all the changes and other relevant information. Further information on the Order can be found on the RoS website.

Background

A review of fees for the provision of information from the registers and other matters was carried out in 2007-08. To inform the review a working group was set up, which included key stakeholders such as the Law Society of Scotland, the Council of Mortgage Lenders, the Scottish Consumer Council, the Scottish Society of Private Searchers and the Society of Local Authority Chief Executives. The RoS review team produced a consultation paper taking account of the working group's views and agreed the final form of the paper with the group. Scottish Ministers agreed that a consultation exercise with stakeholders should be carried out.

Consultation

Stakeholders were sent electronic copies of the consultation paper and invited to submit responses on the views and options set out. A copy of the consultation paper was also placed on our website (www.ros.gov.uk) to allow members of the public and other

interested parties the opportunity to comment on the proposals. The consultation period ran from 31 March to 23 June 2008.

The consultation exercise generated 14 responses. A detailed analysis of the responses has been published on our website. Copies of the responses can be accessed on our website or by visiting or telephoning the Scottish Government Library, K Spur, Saughton House, Broomhouse Drive, Edinburgh, EH11 3XD.

Commencement of the new Fee Order

The new fees come into effect on 31 May 2009. All requests for Land Register reports, extracts or copy deeds received on or after that day will be charged at the new rate. All requests for a search report to be issued on or after that day, the request having been submitted prior to that day using the Diary Service, will also be charged in line with the new fees.

The main changes

Registers Direct

The Order introduces a simplified flat rate fee of £1.80 for all chargeable searches of the registers through Registers Direct. Although this results in a marginal increase in the fee for searches of the General Register of Sasines, from £1.65 to £1.80 per search, this is more than offset by the reduction in the fees for the more frequent searches of the Land Register, from £3.30 to £1.80. There will no longer be a fee for property price searches carried out through our Scotland's House Prices service. In addition, fees for Land Register searches on Registers Direct that do not generate a positive result will no longer attract a charge.

Land Register Reports on Title

The news fees for Land Register Reports represent an average increase over the current fees of 6%. Forms 10, 12, 14, P16 and P17 reports will now attract a fee of £28.50 and Forms 11 and 13 a fee of £16.50. Combined Form 10/P16 and Form 11/P17 Reports will attract a fee of £41.

Copy deeds, extracts, office copies

Overall there is a modest reduction in fees for copy deeds, the new extracts and office copies. The Order also standardises charges for the different types of copy supplied. All plain copies will be charged at £8 and official extracts, copies and office copies at £15.

Miscellaneous products and services

The Order includes, for the first time, fees for a number of products developed from the property data held on the General Register of Sasines and the Land Register. Customers who wish more information on these products should contact the Business Development Team on tel: 0131 659 6111 or go to www.ros.gov.uk.

This is the latest in a series of updates to keep you informed on the various aspects of Registers of Scotland's services, policies and procedures. More details can be found at www.ros.gov.uk/updates or by contacting Customer Relations on 0131 200 3944.

General Register of Sasines	New Fee
For a search in the Presentment Book (per item searched for)	£1.80
For a search in the Minute Book (per item searched for)	£1.80
For each search sheet viewed	£1.80
(Note: There is no fee for searching the indices of persons or places. Nor will a fee be charged for a search that produces a nil return.)	
Land Register	New Fee
For a search of the Application record (per item searched for)	£1.80
For a search of the Title Sheet record (per title sheet searched for)	£1.80
Per view of a title sheet for an interest in land	£1.80
Per index Map search	£1.80
Per Property Price search/Scotland's House Prices	Nil
(Note: If you search for a title number by name, address or title number and then view that title sheet, the fee charged is for viewing the title sheet only. Otherwise the search is charged for. There is no fee for a search that produces a nil result.)	
Chancery and Judicial Registers	New Fee
For a search in the Register of Deeds or Register of Judgements	£1.80
For a search against up to six names in Register of Inhibitions	£1.80
For a search against a specified minute number	£1.80
(Note: A search includes a print disclosing relevant entries if requested within seven working days of the date of the original search.)	
Land Register Reports	New Fee
Forms 10, 12, 14, P16 and P17	£28.50
Forms 11 and 13	£16.50
Form 10/P16 and Form 12/P17	£41.00
Miscellaneous Services	New Fee
Provision of a plain or duplicate copy deed	£8.00
Provision of a certified copy, office copy or official extract of deed	£15.00
Provision of extract from National Archives of Scotland	£5.00 plus NAS fee
For the handling of second copies requested at the same time as the first	£8.00
Provision of Land Register Archive Information from a deed or document in the archive, per deed	£8.00
Provision of a copy of minutes of Register of Inhibitions (per day)	£19.50
Information on sales by consideration	£450 per month for the whole of Scotland*
Information on land values	£622 per month for whole of Scotland*
Information on transactions relating to a creditor or legal agent**	£100 per month or per quarter
Data set of registration county boundaries	£100
Provision of minutes of General Register of Sasines	£252 per month
Report on postcode sectors	£105 per month or per quarter
*Information on a per Registration County basis is also available at a reduced fee. See website for further information ** Only available for your own firm or organisation	