



Isle of Man Land Registry

Practice Directive : PD 01/2011

Land Registration Act 1982 & Land Registry Rules 2000 (as amended)

I hereby direct that:

1. All applications made to the Land Registry for the withdrawal of an inhibition by consent of all the interested parties (other than an inhibition entered on the register pursuant to an order of the High Court of Justice) shall be submitted by way of FORM 20-4 : Application to withdraw an inhibition by consent.
2. The application referred to in 1. above shall be accompanied by Form 100.
3. The Directive will come into operation on the 1st January 2012.

Garth Anderson
Assistant Chief Registrar
Legal Officer (Land)

EXPLANATORY NOTE:

1. An entry inhibiting any dealing with land may be made on the title register to registered land under section 62: Inhibitions of registered dealings : of the Land Registration Act 1982 ("the Act").
2. To secure their legal mortgage or charge several financial institutions in the Isle of Man now require an inhibition to be entered on the title register of the land registered in the name of the mortgagor in addition to the entry of the charge burden.
3. To withdraw the inhibition by consent Rule 70 of the Land Registry Rules 2000 ("the Rules") provides :

"Where all the persons for the time being appearing from the register to be interested in any registered land consent, an application to withdraw or modify an inhibition (other

than an inhibition entered on the register pursuant to an order of the Court) shall be in FORM 20.”

4. On cancellation of the charge or the release of the mortgaged property from its operation the register is updated on receipt of the following Forms:
 - (a) to cancel the charge burden on the register - FORM 15 : Discharge of Registered Charge or FORM 16 : Release of part of premises from a registered charge –; and
 - (b) to withdraw the inhibition - FORM 20: Application to register a change to a Registered Title which is to be replaced by FORM 20-4.
5. FORM 20-4 has been prepared to take the place of FORM 20 only in those cases where an inhibition is to be withdrawn by consent.

The Form has been simplified and shortened to a single page and provision made for the parties interested in the inhibition – the registered owner and the inhibition owner (the mortgagee in the majority of cases dealing with mortgages and charges) to sign the Form.

6. The fixed fee to withdraw an inhibition is currently £63.00 – Item 7 of Part I of Schedule 1 of the Land Registry Fees Order 2010.
7. The profession is requested to use the Form with immediate effect.
8. The attached FORM 20-4 is supplied as a Word template. On receipt, this should be saved to the same location as your existing Land Registry templates previously issued on CD-ROM. If you have any difficulty in this regard please contact the Land Registry, telephone 685249 or email land@registry.gov.im.