



Isle of Man Land Registry

Practice Directive : PD 01/2020

Issued on: 3 March 2020

Evidence of Identity for the purposes of confirming the identity of unrepresented parties in connection with the addition of registered owners onto the Land Register and their removal and where evidence is required relating to represented parties.

The Registrar for the purposes of the Land Registration Act 1982 considers it desirable in connection with the administration and operation of the Land Registry and for the prevention of fraud to the register that evidence of the identity of applicants and parties connected to transactions be produced in connection with applications.

In accordance with Rules 98 and 99 of the Land Registry Rules 2000 I direct that:

1. Where evidence of identity is required to be produced to the Registrar the evidence must (subject to the exceptions set out in paragraph 2) be in the relevant form referred to in the Schedule to this Practice Directive, completed in accordance with Land Registry guidance note **GN01/2020 Proof of identity -individuals and companies** ('Practice Guide GN01/2020').
2. Where they apply, the exceptions referred to in paragraph 1 include those contained in Table 2 and Table 3 of Practice Guide GN01/2020 namely:
 - a. No ID forms will be automatically required in connection with the following applications

Form 6	Entry in the Register of Transactions
Form 7	Caution against First Registration
Form 17	Assent relating to all of the land in a registered title
Form 18	Assent relating to a charge or charges over registered land
Form 19	Assent relating to part of the land in a registered title
Form 21	Entry affecting Registered Title
Form 22	Reclassify a Registered Title
Form 25	Application to the Land Commissioner for rectification
Form 29	Notice of presentation of a petition of bankruptcy
Form 31	Caution against dealings affecting registered land
Form 32	Discharge a Caution against dealings affecting registered land
Form 33a	Application for Office Copy
Form 33b	Application to inspect a Title or pending application
Form 34	Application for a search
Form 35	Search and register a priority
Form 37	Affidavit in support of an application for a caution
Form 56	Amalgamate Registered Freehold Titles
Form 99	Extend Time for Compulsory First Registration

- b. No Form ID3 will be required where the true value of the estate or interest conveyed granted disposed or charges is £6,000 or less. **The low value exception.**
- c. No ID Forms will be required for the following exempted parties.
- A bank or building society regulated in the Isle of Man or UK
 - A Department of the Isle of Man Government
 - A Statutory Board of the Isle of Man Government
 - On assignment of a Leasehold estate no ID forms are required for the landlord or any managing agent providing a licence to assign unless consideration in excess of £6000 is passing to such party
 - Any party who has been issued with a facility letter by the Land Registry
 - The vendor in respect of a voluntary application for first registration
3. If the Registrar is satisfied that the information contained within each form can be provided in an alternative format or such modified form as he may permit, such as by electronic submission, then he may by notice to be published alongside this Practice Directive on the Land Registry website and notified to Isle of Man Law Society publicise the fact and scope of the such permission.
4. This Directive PD01/2020 will become operative from 1 June 2020. Applications making use of forms ID1(a) or ID1(b); ID2(a) or ID2(b); and/or, ID3, will be accepted from the date of issue of this Practice Directive PD01/2020.

Given in Douglas this 3rd day of March 2020 under the Registrar's seal.

[Signed and Sealed]

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Nicholas Arculus
Land Registrar
 Solicitor (England & Wales)

Schedule

Form set out in Practice Guide GN 01/2020	Specific requirement
ID3 -Certificate of Identity (Applicants in Person)	For applicants in person or unrepresented parties (corporate or individual)
ID1a Lodging Advocate's Certificate (Individuals)	For a private individual applying for registration
ID1b Lodging Advocate's Certificate (Companies)	For a body corporate applying for registration
ID2a Advocate's Certificate Other Parties (Individuals)	For a Private individual other than an applicant for registration. eg a Seller
ID2b Advocate's Certificate Other Parties (Companies)	For a body corporate other than an applicant for registration. eg a Seller.

Note:

In respect of all applications the Registrar may in particular cases require evidence as to identity, under rule 127 of the Land Registry Rules 2000.