



## Isle of Man Land Registry

### Practice Directive Issued 7<sup>th</sup> February 2008

Land Registration Act 1982 – Land Registration Rules 2000 (as amended)

The Land Registry Fees Order 2008

I hereby direct:-

1. All deeds inducing compulsory registration in accordance with the Land Registration Act 1982 (as amended) Section 24 and Schedule 2 Part 1 will, from the date hereof, not be registered by the Registrar in the Registry of Deeds on receipt of a first registration application.
2. Mortgage documentation submitted as part of a first registration application will, from the date hereof, not be registered by the Registrar in the Registry of Deeds.
3. Paragraphs 1. and 2. are also applicable to any voluntary applications for first registration.

G. Andrew Carnson LL.B., M.Sc.,  
**Assistant Chief Registrar  
Legal Officer (Land)**

#### Explanatory Note

The Land Registry Fees Order 2008 coming into operation 1<sup>st</sup> April 2008

Paragraph 5(5) of the Land Registry Fees Order 2008 reads:-

- (5) *No fee shall be payable on an application for compulsory first registration of title to any land where the deed inducing registration and all other relevant deeds have been registered in the Deeds Registry prior to the application being made providing the appropriate fee in*

*accordance with the Deeds and Probate Registries (Fees) Order 2008 has been paid thereon and in respect of any associated charge.*

*The above paragraph makes it clear that so long as the full fee has been paid in Deeds, no fee will be charged in respect of a compulsory first registration of title application.*

*Good Practice*

*On completion the deed inducing first registration, together (if applicable) with the Conditional Bond and Security, any other mortgage documentation should be registered in the Registry of Deeds by the Purchaser's Advocate. Any receipted Conditional Bond and Security should also be registered in the Registry of Deeds. The Registry of Deeds search should then be updated to confirm that the title is clear. On receipt of same and within 3 months of the completion date, the application for first registration should be made. It is arguably good practice that even if the premises are not within a compulsory first registration area, a voluntary application for first registration should be made. The whole Island, with the exception of the parishes of Braddan and Onchan, is now subject to compulsory first registration.*

*The principal advantage in following the above procedure is the protection of priority for the Purchaser.*