

**LAND TITLE REGISTRATION (AMENDMENT)
REGULATIONS, 1993**

IN exercise of the powers conferred on the P.N.D.C. Secretary responsible for Lands and Natural Resources by Section 134 of the Land Title Registration Law, 1986 (P.N.D.C.L. 152) these Regulations are made this 21st day of December, 1992.

1. The Land Title Registration Regulations, 1986 (L.I. 1341) as amended is hereby further amended by the substitution of the Second and Third Schedules of the following new Schedules.

SECOND SCHEDULE

PART I

FIRST REGISTRATION (REGULATION 90)

<i>Value of Land</i>	<i>Registration Fee</i>
Not exceeding ₦1,000,000	Minimum fee ₦5,400.00
Exceeding ₦1,000,000 but not exceeding ₦10,000,000	for every ₦3,000 or part of ₦3,000 over ₦1,000,000 ₦15.00
Exceeding ₦10,000,000	for every ₦6,000 or part of ₦6,000 over ₦10,000,000 ₦10.00

PART II

ORDINARY LEASE (REGULATION 91)

<i>Annual Rent</i>	<i>Registration Fee</i>
Not exceeding ₦1,000,000	Minimum fee ₦5,400.00
Exceeding ₦1,000,000	for every ₦2,000 or part thereof of the annual rent reserved ₦10.00

PART III

RACK RENT LEASES (REGULATION 92)

<i>Annual Rent</i>	<i>Registration Fee</i>
Not exceeding ₦1,000,000	Minimum fee ₦5,400.00
Exceeding ₦1,000,000	for every ₦2,000 or part thereof of the annual rent reserved ₦10.00

LAND TITLE REGISTRATION (AMENDMENT) REGULATIONS, 1993**PART IV****CONCESSIONS AND MINING LEASES (REGULATION 93)**

<i>Value of Land</i>	<i>Registration Fee</i>
Up to and including ₦1,000,000 .. Minimum fee	₦10,900.00
Exceeding ₦1,000,000 but not exceeding ₦10,000,000 .. for every ₦3,000 or part of ₦3,000 over ₦1,000,000	₦30.00
Exceeding ₦10,000,000 for every ₦3,000 or part of ₦3,000 over ₦10,000,000	₦15.00

PART V**FARM LANDS (REGULATION 94)**

<i>Value of Land</i>	<i>Registration Fee</i>
Up to and including ₦500,000 .. Minimum fee	₦4,840.00
Exceeding ₦500,000 for every ₦2,000 or part of ₦2,000 over ₦500,000	₦10.00

PART VI**COMMERCIAL OR INDUSTRIAL PLOTS (REGULATION 95)**

<i>Value of Land</i>	<i>Registration Fee</i>
Up to and including ₦1,000,000 .. Minimum fee	₦18,000
Exceeding ₦1,000,000 but not exceeding ₦20,000,000 .. for every ₦2,000 or part of ₦2,000 over ₦1,000,000	₦50.00
Exceeding ₦20,000,000 but not exceeding ₦50,000,000 .. for every ₦2,000 or part of ₦2,000 over ₦20,000,000	₦10.00
Exceeding ₦50,000,000 for every ₦2,000 or part of ₦2,000 over ₦50,000,00	₦5.00

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(c) Any time spent by Committee in viewing land shall be treated as part of the hearing.	
5. Printed Forms	as may be directed
6. Deposit of document declaratory of trusts ..	£10,000.00
7. Order of the High Court	£1,000.00
8. Comparing abstracts with deeds by officers of the Registry (per hour)	£500.00
9. Application to close title or cancel a lease on merger, determination, surrender or forfeiture ..	£1,000.00
10. Perusing draft documents submitted for approval (per hour)	£500.00
11. Power of Attorney	£1,000.00
12. For the preparation and issue of a land certificate	£10,000.00
13. For the preparation and issue of substituted land Certificate	£15,000.00
14. For the preparation and issue of provisional certificate	£5,000.00
15. For the preparation and issue of substituted provisional certificate	£6,000.00
16. Comparing abstracts or copies of a land certificate and provisional certificate with the register ..	£500.00
17. Caveat forbidding dealings with land ..	£5,000.00
18. Certificate of result of an official search ..	£2,000.00
19. Certificate of Incorporation ..	£5,000.00
20. Certified copy of Certificate of Incorporation ..	£1,600.00
21. Extract from any deposited or registered instrument or record of hearing for each sheet ..	£1,000.00
22. Personal search in the register ..	£2,000.00
23. Personal search in the registry map ..	£2,000.00
24. Certified copies in place of instrument lost or destroyed ..	£5,000.00
25. Transmission on death or insolvency ..	£2,000.00
26. Application for vesting order ..	£2,000.00
27. Application for foreclosure ..	£1,000.00
28. Application for entry of a disclaimer ..	£1,000.00
29. Application for the notification of an easement ..	£1,000.00
30. Application for variation of mortagage or charge ..	£5,000.00

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PART VII

CHURCHES, SCHOOLS, HOSPITALS, BURIAL GROUNDS, PLAY GROUNDS, OPEN SPACES, RECREATIONAL GROUNDS, AND UNDEVELOPED FARM LANDS (REGULATION 96)

<i>Value of Land</i>	<i>Registration Fee</i>
Up to and including ₦1,000,000 .. Minimum fee	₦5,400.00
Exceeding ₦1,000,000 for every ₦2,000 or part of ₦2,000 over ₦1,000,000	₦5.00

PART VIII

FEE FOR DEALING FOR VALUE (REGULATION 97)

<i>Value of Land or Amount of Mortgage of Charge</i>	<i>Registration Fee</i>
Up to and including ₦1,000,000 .. Minimum fee	₦7,674.00
Exceeding ₦1,000,000 but not exceeding ₦5,000,000 for every ₦2,000 or part of ₦2,000 over ₦1,000,000	₦15.00
Exceeding ₦5,000,000 but not exceeding ₦10,000,000 for every ₦2,000 or part of ₦2,000 over ₦5,000,000	₦10.00
Exceeding ₦10,000,000 for every ₦5,000 or part of ₦5,000 over ₦10,000,000	₦5.00

THIRD SCHEDULE

MISCELLANEOUS FEES (REGULATION 105)

1. Application or Preparation or Settlement of a statement for the Adjudication Committee or the Court ₦10,000.00
2. On objection to application for adjudication .. ₦5,000.00
3. On objection to adjudication record ₦2,000.00
4. Hearing before the Adjudication Committee
 - (a) First hearing ₦500.00
 - (b) Daily fee ₦200.00

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31. Cancellation or removal of an easement ..	₵1,000.00
32. Application to enter a restriction or restrictive agreement	₵1,000.00
33. Cancellation or variation of a restriction or restrictive agreement	₵1,000.00
34. Application for the entry of profits	₵1,000.00
35. Withdrawal of caveat wholly or in part	₵1,000.00
36. Cancellation of profits	₵1,000.00
37. Cancellation of mortgage	₵1,000.00
38. Application to amend or alter address in register ..	₵1,000.00
39. Application for statement of grounds of refusal to register an instrument	₵2,000.00
40. On presentation of a claim to any parcel under S.14 (3)	₵10,000.00
41. Substitution of leaseholds	₵1,000.00
42. Notice of deposit of land certificate or provisional certificate	₵5,000.00
43. Inspection of any document not referred to in the register	₵2,000.00
44. (a) Taking an affidavit or statutory declaration ..	₵400.00
(b) Each exhibit thereto	₵100.00
45. Rectification of the register by the Land Registrar or under an order of the High Court ..	₵5,000.00
47. Combination of contiguous parcels of land ..	₵5,000.00
48. Certified copy of register land certificate or provisional certificate	₵2,000.00
49. Assent by a personal representative	₵2,000.00
50. Probates or letters of administration	₵2,000.00
51. Verifying subsisting entries in the register ..	₵2,000.00
52. Premium in leases	The same fee as specified in Part VIII of the Second Schedule.
53. On each subpoena to produce a document ..	₵1,000.00
54. For forwarding documents or other information by post	as may be directed
55. Advertisements	as may be directed
56. Special expedition	₵10,000.00

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| 57. Application for registering recovery of possession by legal proceedings or re-entry by lessor or abandonment by lessee | ₵10,000.00 |
| 58. Copies of plans as may be directed | |
| 59. For every registration, entry, cancellation, certificate or act done in the Registry not being any of the matters or things aforesaid | ₵2,000.00 |

RICHARD KWAME PEPRAH
P.N.D.C. Secretary Responsible for Lands and Natural Resources

Date of *Gazette* notification: 19th March, 1993.