



**PARLIAMENT OF THE DEMOCRATIC  
SOCIALIST REPUBLIC OF  
SRI LANKA**

**REGISTRATION OF DOCUMENTS (AMENDMENT)  
ACT, No. 18 OF 2024**

**[Certified on 01st of April, 2024]**

*Printed on the Order of Government*

Published as a Supplement to Part II of the **Gazette of the Democratic  
Socialist Republic of Sri Lanka** of April 05, 2024

PRINTED AT THE DEPARTMENT OF GOVERNMENT PRINTING, SRI LANKA  
TO BE PURCHASED AT THE GOVERNMENT PUBLICATIONS BUREAU, COLOMBO 5

**Price : Rs. 12.00**

**Postage : Rs. 150.00**

*This Act can be downloaded from [www.documents.gov.lk](http://www.documents.gov.lk)*



*Registration of Documents (Amendment)*  
*Act, No. 18 of 2024*

[Certified on 01st of April, 2024]

L.D.-O. 69/2017

AN ACT TO AMEND THE REGISTRATION OF DOCUMENTS  
ORDINANCE (CHAPTER 117)

BE it enacted by the Parliament of the Democratic Socialist Republic of Sri Lanka as follows: -

<p><b>1.</b> (1) This Act may be cited as the Registration of Documents (Amendment) Act, No. 18 of 2024.</p>	<p>Short title and date of operation</p>
--	--

(2) The provisions of this Act, other than the provisions of this section, shall come into operation on such date as the Minister may appoint by Order published in the *Gazette* (in this Act referred to as the “appointed date”).

(3) The provisions of this section shall come into operation on the date on which the Bill becomes an Act of Parliament.

<p><b>2.</b> Section 8 of the Registration of Documents Ordinance (Chapter 117) (in this Act referred to as the “principal enactment”) is hereby amended in the proviso to paragraph (b) of that section, by the addition immediately after subparagraph (xi) of that proviso, of the following new subparagraph: -</p>	<p>Amendment of section 8 of Chapter 117</p>
---	--

“(xii) any agreement in relation to a transaction which is subject to the provisions of the Secured Transactions Act, No. 17 of 2024.”.

<p><b>3.</b> Chapter IV of the principal enactment (sections 16 to 24 both inclusive) is hereby repealed.</p>	<p>Repeal of Chapter IV of the principal enactment</p>
---	--

<p><b>4.</b> The heading of Chapter V of the principal enactment is hereby repealed and the following heading is substituted therefor: -</p>	<p>Replacement of the heading of Chapter V of the principal enactment</p>
--	---

2      *Registration of Documents (Amendment)*  
         *Act, No. 18 of 2024*

“CHAPTER V

PROVISIONS APPLICABLE TO INSTRUMENTS AFFECTING LAND”

Amendment of  
section 25 of  
the principal  
enactment

5. Section 25 of the principal enactment is hereby amended by the substitution for the words “an instrument affecting land or a pledge, mortgage or bill of sale.”, of the words “an instrument affecting land.”.

Amendment of  
section 29 of  
the principal  
enactment

6. Section 29 of the principal enactment is hereby amended as follows:-

- (1) in subsection (1) of that section, by the substitution for the words “which affects land or movable property”, of the words “which affects land”; and
- (2) by the repeal of the marginal note to that section and the substitution therefor, of the following marginal note: -

“Land situated  
in several  
districts.”.

Amendment of  
section 41 of  
the principal  
enactment

7. Section 41 of the principal enactment is hereby amended by the substitution for the words “instruments affecting land and pledges, mortgages or bills of sale registered by him”, of the words “instruments affecting land registered by him”.

Amendment of  
the First  
Schedule to the  
principal  
enactment

8. The First Schedule to the principal enactment is hereby amended in Part III of that Schedule, by the substitution in item 2 thereof, for the words and figures “any book or index kept under Chapters III, IV, V, VI, for each transaction” of the words and figures “any book or index kept under Chapter III, V or VI for each transaction”.

9. (1) Where, on the appointed date, an instrument creating-
- (a) a pledge, mortgage or bill of sale of movable property; or
- (b) (i) an interest in a fixture of any immovable property; or
- (ii) an assignment of a right to payment under a mortgage, charge or lease of any immovable property where the assignment does not convey or transfer the assignor's interest in the immovable property,
- Enforceability of instruments registered under Chapter IV of the principal enactment

which has been registered under Chapter IV of the principal enactment, is in force, such pledge, mortgage or bill of sale of movable property or such interest in a fixture of immovable property or such assignment of a right to payment under a mortgage, charge or lease of immovable property shall, for a period of two years from the appointed date, continue to be enforceable, but shall be required to be registered under the relevant provisions of the Secured Transactions Act, No. 17 of 2024 as a pledge, mortgage or bill of sale of movable property, or an interest in a fixture of immovable property or an assignment of a right to payment under a mortgage, charge or lease of immovable property prior to the expiration of such period of two years.

(2) An instrument referred to in subsection (1) shall, on being registered under the Secured Transactions Act, No. 17 of 2024, be deemed to have been perfected from the date on which such instrument initially became legally enforceable, and the priority which such instrument became entitled to at the time it initially became legally enforceable, shall continue to prevail.

4      *Registration of Documents (Amendment)*  
         *Act, No. 18 of 2024*

(3) An instrument referred to in subsection (1) which is not registered under the Secured Transactions Act, No. 17 of 2024 prior to the expiration of two years from the appointed date, shall become legally unenforceable after the expiration of such period.

Sinhala text to  
prevail in case  
of inconsistency

**10.** In the event of any inconsistency between the Sinhala and Tamil texts of this Act, the Sinhala text shall prevail.

