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Guidance

HM Land Registry: Registration Services fees

- English
- Cymraeg (<https://www.gov.uk/guidance/hm-land-registry-registration-services-fees.cy>)

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Applies to: England and Wales

Fees for common applications, for example scale 1 and 2 transactions, charges of registered land, leases, large scale and fixed fee applications.

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Scale 1 fees

Value or amount	Apply by post	Apply using the portal or Business Gateway, for transfers or surrenders which affect the whole of a registered title	Apply using the portal or Business Gateway, for registration of all leases and transfers or surrenders which affect part of a registered title	Voluntary first registration (reduced fee)
0 to £80,000	£40	£20	£40	£30

Value or amount	Apply by post	Apply using the portal or Business Gateway, for transfers or surrenders which affect the whole of a registered title	Apply using the portal or Business Gateway, for registration of all leases and transfers or surrenders which affect part of a registered title	Voluntary first registration (reduced fee)
£80,001 to £100,000	£80	£40	£80	£60
£100,001 to £200,000	£190	£95	£190	£140
£200,001 to £500,000	£270	£135	£270	£200
£500,001 to £1,000,000	£540	£270	£540	£400
£1,000,001 and over	£910	£455	£910	£680

When assessing fees under Scale 1, fees must be paid on the VAT-inclusive consideration or rent.

Fee reductions when using scale 1

There are reduced fees for:

- voluntary first registrations (applications for first registration based on adverse possession or lost deeds are regarded as voluntary applications, unless the application includes a deed that triggers compulsory registration) (minimum 25% reduction)
- transfers of whole and surrenders of whole for registered titles when using the portal or Business Gateway (<https://www.gov.uk/government/collections/business-e-services>) (50% reduction)

There are no reduced fees for:

- applications for first registration of title to a rentcharge, a franchise or a profit, or mines and minerals held apart from the surface (as these are not treated as voluntary applications for fee purposes)
- transfers of part and other applications affecting part of registered titles even when using the portal or Business Gateway
- applications to register leases when using the portal or Business Gateway

Scale 2 fees

Value or amount	Apply by post	Apply using the portal or Business Gateway, for transfers of whole, charges of whole, transfers of charges and other applications of whole of registered titles	Apply using the portal or Business Gateway for registration of transfers of part, and all other scale 2 applications that do not affect the whole of a registered title
0 to £100,000	£40	£20	£40
£100,001 to £200,000	£60	£30	£60
£200,001 to £500,000	£80	£40	£80
£500,001 to £1,000,000	£120	£60	£120
£1,000,001 and over	£250	£125	£250

Fee reductions when using scale 2

There are reduced fees (50% reduction) for:

- transfers or assents of whole
- charges of whole
- transfer of charges

and many other applications of whole for registered titles when using the portal or Business Gateway (<https://www.gov.uk/government/collections/business-e-services>).

There are no reduced fees for:

- transfers of part
- other applications affecting part of registered titles even when using the portal or Business Gateway

Transactions under scale 1

- first registrations
- first registration of a rentcharge
- leases and surrenders
- large scale applications
- fee reductions scale 1

First registrations

If the application is made within one year of an open market sale, base the fee on the consideration (including the amount outstanding under any continuing charge). However, for the following first registrations the fee is payable on the full current open market value of the property that is being registered:

- assents
- exchanges
- equity release transfers
- first mortgages
- first registrations where the conveyance on sale is more than one year old
- franchises
- profits
- transfers by way of gift
- transfers of a share in property

In these cases we will accept a statement of value signed by the applicant, the applicant's legal representative or some other person competent to make such a statement.

Sometimes a transfer will be of both registered and unregistered land. In these cases we need a separate AP1 application form for the registered land, and an FR1 application form for the unregistered land. Separate fees are required for both parts, based on apportioned value.

If HM Land Registry decide an inspection of the property is necessary, then an additional fee of £40 is required under article 11.

For this type of transaction, use scale 1 fees.

First registration of a rentcharge

Scale 1 fees do not apply to rentcharges. The fee is £40 fee, irrespective of the value of the rentcharge.

Transfers of registered land for monetary consideration

This includes transfers giving effect to dispositions of shares in registered estates. The fee payable is based on the consideration, which is usually the purchase price.

If the transfer has a purchase price, use this as the consideration to assess the fee. If the transfer contains a consideration, not in pounds (eg euros or shares in a company), you will need to supply us with the equivalent value in pounds and assess the fee accordingly.

For this type of transaction, use scale 1 fees.

Examples

1. Chris buys a property for £575,000. The fee is payable under scale 1 on the price paid.
2. England and Wales Property Portfolio Limited buys a new office building for £900,000. VAT of £180,000 is chargeable on the transaction. The fee is payable under scale 1, assessed on the VAT inclusive price of £1,080,000.
3. Europa Land Limited buys a property for €900,000. The fee is payable under scale 1 on the sterling equivalent.

4. Development Plan Limited assembles a site for development by buying sites from 3 separate landowners for £1.2 million, £1.7 million and £850,000. Three scale 1 fees are payable, assessed on the price paid in each separate sale, regardless of whether one transfer form or three transfer forms are used.
5. Yamada Taro buys a house for £350,000. The house is registered, but the garage is not. He apportions the value as to £325,000 for the registered land and £25,000 for the unregistered land. A separate scale 1 fee is payable for both parts (If this were a transfer not for value the registered land part would pay under scale 2 and the unregistered part under scale 1).
6. Caroline voluntarily registers her house worth £400,000. As it is a voluntary first registration she pays the scale 1 fee reduced by 25%.

However

Court orders Mr Smith to transfer a property to Mrs Smith as a result of the breakdown of their marriage under the Matrimonial Causes Act 1973, and for Mrs Smith to pay £50,000. This is assessed under scale 2: other applications affecting registered estates. Similar considerations apply to transfers by court orders under the Civil Partnerships Act 2004, but not court orders under any other act.

Leases and surrenders

Read the leases section.

Large scale applications

Where the deed affects 20 registered titles or more, or where a first registration comprises of 20 land units or more, refer to our guide 'Large Scale Applications (Calculation of Fees)'.

For this type of transaction, use scale 1 fees.

Transactions under scale 2

- transfers or assents of registered estates not for monetary consideration
- transfers of registered charges
- charges of registered estates
- other applications affecting registered estates
- surrenders of leases not for monetary consideration
- large scale application
- charges of registered land
- fee reductions when using Scale 2

Transfers or assents of registered estates not for monetary consideration

Assess the fee on the value of the estate, less the amount outstanding on any continuing registered charge. Where a transfer not for monetary consideration gives effect to the transfer of a share in a registered estate, the fee is payable on the value of that share.

For this type of transaction, use scale 2 fees.

Examples: Properties with no mortgage

1. John Smith transfers a property by gift to Sharon Jones, it is worth £200,000. The fee is assessed on the full £200,000 value and payable under Scale 2.
2. John Smith transfers a property by gift to himself and Sharon Jones, it is worth £200,000. The fee is assessed on half the value of the property, that is £100,000, and payable under Scale 2.
3. Following the death of John Smith, Sharon Jones takes out probate and is appointed as the executor of his estate. She transfers the property worth £200,000 to the beneficiary under John's will by an assent. The fee is assessed on the full £200,000 value and payable under Scale 2.

Examples: Properties being transferred subject to a mortgage

1. John Smith transfers a property by gift to Sharon Jones, it is worth £200,000 and is subject to a mortgage to the Cornshire Building Society where £100,000 is outstanding to be paid. The fee is assessed by taking the £200,000 value and then subtracting the amount outstanding on the mortgage. Therefore, the fee is assessed on a value £100,000 and payable under Scale 2.
2. John Smith transfers a property by gift to himself and Sharon Jones, it is worth £200,000 and is subject to a mortgage to the Cornshire Building Society where £100,000 is outstanding to be paid. The fee is assessed by taking the £200,000 value and then subtracting the amount outstanding on the mortgage, then halving it because it is a transfer from A to A and B. Therefore, the fee is assessed on a value £50,000 and payable under Scale 2.

Transfers of registered charges

Fee payable on the consideration, or, where the transfer is not for value, on the amount secured by the charge at the time of the transfer. Where a transfer not for value gives effect to the transfer of a share in a registered charge the fee is payable on the value of that share.

For this type of transaction, use scale 2 fees.

Charges of registered estates

Read the charges section.

Other applications affecting registered estates

The fee for the registration of the following is payable on the value of the estate less the amount of any continuing registered charge:

- appropriations
- assents of registered estates (not if first registration)
- transfers of matrimonial or civil partnership homes as a result of court orders (under the Matrimonial Causes Act 1973 or the Civil Partnership Act 2004)
- transfers by operation of law on death or bankruptcy
- vesting orders or declarations (under section 27(5) of the Land Registration Act 2002)

For this type of transaction, use scale 2 fees.

Surrenders of leases not for monetary consideration

Read the leases section.

Large scale application

Where the deed affects 20 registered titles or more, refer to our guide 'Large Scale Applications (Calculation of Fees)'.

Charges of registered land

Fees payable

The fees are payable using Scale 2, based on the amount of the charge:

- where the charge secures a fixed amount, base the fee on that amount
- where the charge secures further advances and the maximum amount that can be advanced or owed at any one time is limited, base the fee on the maximum amount
- where the charge secures further advances and the total amount that can be advanced or owed at any one time is not limited, base the fee on the value of the property charged
- where the charge is by way of additional or substituted security or by way of guarantee, base the fee on the lesser of:
 - the amount secured or guaranteed
 - the value of the property charged
- where the charge secures an obligation or liability which is contingent upon the happening of a future event, base the fee on either:
 - the maximum amount or value of the obligation
 - if that maximum amount is greater than the value of the property charged, or is not limited by the charge, or cannot be assessed at the time of the application, the value of the property charged
- for large scale applications when a charge affects more than 20 registered titles, refer to large scale

For this type of transaction, use scale 2 fees.

Examples

1. Roisin already owns a house worth £300,000 and takes out a mortgage. The mortgage secures £150,000 and any further advances the lender may make. In this case, the fee is assessed under scale 2 on £150,000 which is the maximum amount secured.
2. Sanjay plans a self-build home. The bank will lend £100,000 for him to buy the land, and a further £150,000 in stages as works are completed. The fee is assessed under scale 2 on £250,000 which is the maximum amount secured.
3. Eric, who owns a house worth £500,000 has taken out a mortgage to secure an overdraft at his bank with a ceiling of £70,000. The amount secured varies depending on the overdraft account. In this case the fee is assessed under Scale 2 on the ceiling of £70,000.
4. Angela wants to remortgage her house to get a better rate of interest. The mortgage secures £200,000. In this case, the fee is assessed under Scale 2 on £200,000, which is the maximum amount secured. There is no fee to register the discharge of the existing loan.
5. A group of associated companies own several titles - Teracorp 1 Limited owns title numbers CS1 and CS2, Teracorp 2 Limited owns CS3, CS4 and CS5, and Teracorp 3 Limited owns CS6. They mortgage all 6 properties in one mortgage deed to secure £10m. For fee purposes, this is treated as three separate mortgages, one by each company. Therefore, three fees are payable (one for each mortgage), and each fee is assessed under Scale 2 on the lesser of £10m or the value of the properties in each of the 3 mortgages.