



Land Registration Act 1925

CHAPTER 21

LAND REGISTRATION ACT 1925

PART I

PRELIMINARY.

- 1 Registers to be continued.
- 2 What estates may be registered.
- 3 Interpretation.

PART II

REGISTRATION OF LAND.

Freehold Land.

- 4 Application for registration of freehold land.
- 5 Effect of first registration with absolute title.
- 6 Effect of first registration with possessory title.
- 7 Qualified title.

Leasehold Land.

- 8 Application for registration of leasehold land.
- 9 Effect of first registration with absolute title.
- 10 Effect of first registration with good leasehold title.
- 11 Effect of first registration with possessory title.
- 12 Qualified title.

Preliminaries to Registration.

- 13 Regulations as to examination of title by registrar.
- 14 Evidence required before registration.

- 15 Production of deeds.
- 16 Deeds to be marked with notice of registration.
- 17 Costs of application for registration.

PART III

REGISTERED DEALINGS WITH REGISTERED LAND.

Dispositions of Freehold Land.

- 18 Powers of disposition of registered freeholds.
- 19 Registration of disposition of freeholds.
- 20 Effect of registration of dispositions of freeholds.

Dispositions of Leasehold Land.

- 21 Powers of disposition of registered leaseholds.
- 22 Registration of dispositions of leaseholds.
- 23 Effect of registration of dispositions of leaseholds.
- 24 Implied covenants on transfers of leaseholds.

Charges on Freehold and Leasehold Land.

- 25 Proprietor's power to create charges.
- 26 Registration of charges.
- 27 Terms of years implied in or granted by charges.
- 28 Implied covenants in charges.
- 29 Priorities of registered charges.
- 30 Protection of charges for securing further advances.
- 31 Alteration of charges.
- 32 Provisions when charge registered in names of several proprietors.
- 33 Transfer of charges.
- 34 Powers of proprietor of charge.
- 35 Discharge of charges.
- 36 Rules as to subcharges.

As to Dealings generally.

- 37 Powers of persons entitled to be registered.
- 38 Certain provisions of the Law of Property Act to apply.
- 39 Deeds off register, how far to be void.
- 40 Creation and discharge of restrictive covenants.

Transmissions of Land and Charges on Death and Bankruptcy.

- 41 Transmissions of land and charges on death of proprietor.
- 42 Transmissions on bankruptcy of proprietor.
- 43 Effect of transmissions.
- 44 Vesting of term or subterm on transmission of charge.
- 45 Proof of transmission of registered proprietorship.

Subsidiary Provisions.

- 46 Determination or variation of leases, incumbrances, &c.
- 47 Vesting instruments and dispositions in name of proprietor.

PART IV

NOTICES, CAUTIONS, INHIBITIONS AND RESTRICTIONS.

Notices.

- 48 Registration of notice of lease.
- 49 Rules to provide for notices of other rights, interests and claims.
- 50 Notices of restrictive covenants.
- 51 Notice of manorial incidents.
- 52 Effect of notices.

Cautions.

- 53 Cautions against first registration.
- 54 Cautions against dealings.
- 55 Effect of cautions against dealings.
- 56 General provisions as to cautions.

Inhibitions.

- 57 Power for court or registrar to inhibit registered dealings.

Restrictions.

- 58 Power to place restrictions on register.

Protection of various Interests.

- 59 Writs, orders, deeds of arrangement, pending actions, &c.
- 60 Notice of incumbrances registered under the Companies Act.
- 61 Protection of creditors prior to registration of trustee in bankruptcy.
- 62 Rules to be made as to certain details.

PART V

LAND AND CHARGE CERTIFICATES.

- 63 Issue of land and charge certificates.
- 64 Certificates to be produced and noted on dealings.
- 65 Deposit at registry of certificate of mortgaged land.
- 66 Creation of liens by deposit of certificates.
- 67 Issue of new certificates.
- 68 Certificates to be evidence.

PART VI

GENERAL PROVISIONS AS TO REGISTRATION AND THE EFFECT THEREOF.

- 69 Effect of registration on the legal estate.
- 70 Liability of registered land to overriding interests.
- 71 Dispositions by virtue of overriding interests.
- 72 Appurtenances.
- 73 Provisions as to death duties.
- 74 Notice of trust not to affect registered dealing.
- 75 Acquisition of title by possession.
- 76 Description of registered land.
- 77 Conversion of possessory into absolute or good leasehold title.

Status: This is the original version (as it was originally enacted).

- 78 Provisions as to undivided shares in land.
- 79 Addresses for service and notices.
- 80 Bona vacantia and forfeiture.
- 81 Power to remove land from the register.

PART VII

RECTIFICATION OF REGISTER AND INDEMNITY.

- 82 Rectification of the register.
- 83 Right to indemnity in certain cases.
- 84 Application of indemnity in case of settled land.
- 85 Insurance fund for providing indemnity.

PART VIII

APPLICATION TO PARTICULAR CLASSES OF LAND.

- 86 Registration of settled land.
- 87 Changes of ownership of settled land.
- 88 Settlement may be filed in registry.
- 89 Registrar's certificate authorising proposed dealing with settled land.
- 90 Charges for money actually raised.
- 91 Minorities.
- 92 Rights of tenants for life and statutory owners to be registered as proprietors.
- 93 As to persons in a fiduciary position.
- 94 Land held on trust for sale.
- 95 Restriction on number of trustees.
- 96 Crown and Duchy land.
- 97 Foreshore.
- 98 Land subject to charitable trusts.
- 99 Land belonging to benefices.
- 100 Small holdings.

PART IX

UNREGISTERED DEALINGS WITH REGISTERED LAND.

Powers of dealing with Registered Land off the Register.

- 101 Dispositions off register creating " minor interests. "
- 102 Priorities as between minor interests.
- 103 Obligation to give effect on the register to certain minor interests.
- 104 Protection of leases granted under statutory powers by persons other than registered proprietor; and restriction on power.
- 105 As to minor interests in mortgage debts.
- 106 Mortgages protected on the register.
- 107 Power for proprietors to bind successors and to enforce contracts.
- 108 Acquisition of easements and other benefits.
- 109 Restriction on exercise of powers off the register.

PART X

MISCELLANEOUS PROVISIONS.

- 110 Provisions as between vendor and purchaser.

- 111 Infants, defectives and lunatics.
- 112 Inspection of register and other documents at land registry.
- 113 Office copies to be evidence.
- 114 Fraudulent dispositions, how far to be void.
- 115 Penalty for suppression of deeds and evidence.
- 116 Penalty for certain fraudulent acts.
- 117 Punishment of misdemeanors.
- 118 Penalty for unqualified persons drawing instruments.
- 119 Civil remedies and discovery.

PART XI

COMPULSORY REGISTRATION.

- 120 Power to make orders rendering registration compulsory in certain areas.
- 121 Provisions as to orders made at the instance of a county council.
- 122 Provisions as to orders made otherwise than at the instance of a county council.
- 123 Effect of Act in areas where registration is compulsory.
- 124 Compulsory provisions bind the Crown.
- 125 Special provisions as to orders affecting Ridings of Yorkshire.

PART XII

ADMINISTRATIVE AND JUDICIAL PROVISIONS.

His Majesty's Land Registry.

- 126 His Majesty's Land Registry.
- 127 Conduct of business by registrar.
- 128 Power for registrar to summon witnesses.
- 129 Interchange of information between land registry and other departments.
- 130 Statutory acknowledgments on return of documents.
- 131 Indemnity to officers of registry.

District Registries.

- 132 Power to form district registries by general orders.
- 133 Powers of district registrar, and appeals from him.
- 134 Application of general orders, &c. to districts.

Local Registries of Deeds.

- 135 Exemption of land registered under Act from registry of deeds.
- 136 Power to transfer Yorkshire registries to land registry.

Provisions as to the Land Registry Act, 1862.

- 137 Provisions as to the Land Registry Act, 1862.

Description and Powers of the Court.

- 138 Jurisdiction of High Court and county courts.
- 139 Powers of court in action for specific performance.
- 140 Power of Registrar to state case for the court.
- 141 Intervention of court in case of persons under disability.

Status: This is the original version (as it was originally enacted).

- 142 Power for court to bind interests of persons under disability.
- 143 Appeals.

PART XIII

RULES, FEE ORDERS, REGULATIONS, SHORT TITLE, COMMENCEMENT AND EXTENT.

- 144 Power to make general rules.
- 145 Power to make fee orders and principles on which fees determined.
- 146 Orders as to remuneration of solicitors.
- 147 Repeals, savings and construction.
- 148 Short title, commencement and extent.

SCHEDULE — Enactments repealed.