



Land Registration Act 2002

2002 CHAPTER 9

PART 3

DISPOSITIONS OF REGISTERED LAND

Registrable dispositions

27 Dispositions required to be registered

- (1) If a disposition of a registered estate or registered charge is required to be completed by registration, it does not operate at law until the relevant registration requirements are met.
- (2) In the case of a registered estate, the following are the dispositions which are required to be completed by registration—
 - (a) a transfer,
 - (b) where the registered estate is an estate in land, the grant of a term of years absolute—
 - (i) for a term of more than seven years from the date of the grant,
 - (ii) to take effect in possession after the end of the period of three months beginning with the date of the grant,
 - (iii) under which the right to possession is discontinuous,
 - (iv) in pursuance of Part 5 of the Housing Act 1985 (c. 68) (the right to buy), or
 - (v) in circumstances where section 171A of that Act applies (disposal by landlord which leads to a person no longer being a secure tenant),
 - (c) where the registered estate is a franchise or manor, the grant of a lease,
 - (d) the express grant or reservation of an interest of a kind falling within section 1(2)(a) of the Law of Property Act 1925 (c. 20), other than one which is capable of being registered under [F1Part 1 of the Commons Act 2006],
 - (e) the express grant or reservation of an interest of a kind falling within section 1(2)(b) or (e) of the Law of Property Act 1925, and

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- (f) the grant of a legal charge.
- (3) In the case of a registered charge, the following are the dispositions which are required to be completed by registration—
 - (a) a transfer, and
 - (b) the grant of a sub-charge.
- (4) Schedule 2 to this Act (which deals with the relevant registration requirements) has effect.
- (5) This section applies to dispositions by operation of law as it applies to other dispositions, but with the exception of the following—
 - (a) a transfer on the death or bankruptcy of an individual proprietor,
 - (b) a transfer on the dissolution of a corporate proprietor, and
 - (c) the creation of a legal charge which is a local land charge.
- [^{F2}(5A) This section does not apply to—
 - (a) the grant of a term of years absolute under a relevant social housing tenancy, or
 - (b) the express grant of an interest falling within section 1(2) of the Law of Property Act 1925, where the interest is created for the benefit of a leasehold estate in land under a relevant social housing tenancy.]
- (6) Rules may make provision about applications to the registrar for the purpose of meeting registration requirements under this section.
- (7) In subsection (2)(d), the reference to express grant does not include grant as a result of the operation of section 62 of the Law of Property Act 1925 (c. 20).

Textual Amendments

- F1** Words in s. 27(2)(d) substituted (31.10.2011 for E. in relation to the pilot areas) by [Commons Act 2006 \(c. 26\)](#), s. 56, **Sch. 5 para. 8(2)** (with s. 60); S.I. 2011/2460, art. 2(b)
- F2** [S. 27\(5A\)](#) inserted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), **ss. 157(4)**, 240(2); S.I. 2012/628, art. 6(a) (with arts. 9,11,14,15,17)

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