

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, etc.
- 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 Inland Revenue charge for capital transfer tax.
- 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.

- 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

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 Creation and protection of mortgages of registered land.
- 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.
- 111A Caution relating to right to manage
 - 112 Inspection of register and other documents at Land Registry.
- 113 Office copies to be evidence.
- 113A Inspection etc.—supplementary.
 - 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
 - 119 Civil remedies and discovery.

PART XI

COMPULSORY REGISTRATION

- 120 Power to make orders rendering registration compulsory in certain areas.
- 121, 122
 - 123 Effect of Act in areas where registration is compulsory.
 - 123A Compulsory registration: effect of requirement to register.
 - 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.
- 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
- 147 Repeals, savings and construction.
- 148 Short title, commencement and extent.

SCHEDULE —

.

Status:

Point in time view as at 01/04/1992.

Changes to legislation:

There are currently no known outstanding effects for the Land Registration Act 1925 (repealed).