
STATUTORY INSTRUMENTS

2021 No. 1226

The Land Registration Fee Order 2021

PART 2

Scale Fees

Large scale applications

- 6.—(1)** In this article—
- (a) “land unit” means—
 - (i) the land registered under a single title number other than, in the case of an application to register a charge, any estate under any title number which is included in a primary application within the meaning of article 5(2), or
 - (ii) on a first registration application, a separate area of land not adjoining any other unregistered land affected by the same application,
 - (b) “large scale application” means a scale fee application which relates to 20 or more land units, other than an application to register a disposition by the developer affecting the whole or part of the freehold estate in land which has been registered as a freehold estate in commonhold land, or a low value application,
 - (c) “low value application” means a scale fee application, other than an application for first registration, where the value of the land or the amount of the charge to which it relates (as the case may be) does not exceed £30,000.
- (2) Subject to paragraphs (3) and (4), the fee for a large scale application is the greater of—
- (a) the scale fee applicable to the application, and
 - (b) a fee calculated on the following basis—
 - (i) where the application relates to not more than 500 land units, £10 for each land unit, or
 - (ii) where the application relates to more than 500 land units, £5,000 plus £5 for each land unit in excess of 500.
- (3) If a large scale application is a voluntary application—
- (a) where sub-paragraph (a) of paragraph (2) applies, the fee is payable under the third column of Scale 1 on the value of the estate in land comprised in the application assessed under article 7, and
 - (b) where sub-paragraph (b) of paragraph (2) applies, the fee is reduced by twenty five per cent and, if the resulting figure is not a multiple of £5, rounded down to the nearest multiple of £5.
- (4) The maximum fee payable for a large scale application for first registration is £40,000 unless the application is a voluntary application, in which case the maximum fee is £30,000.