ANGUILLA

REVISED REGULATIONS OF ANGUILLA

under

REGISTERED LAND ACT
R.S.A. c. R30

Showing the Law as at 31 December 2022

This Edition was prepared under the authority of the Revised Statutes and Regulations Act, R.S.A. c. R55 by the Attorney General as Law Revision Commissioner.

Regulation	Citation	Page
REGISTERED LAND RULES	R.R.A. R30-1	3
Consolidates:R.A. 17/2001, in force 31 May 2001	*(15/12/2002)*	
R.A. 2/2009, in force 1 April 2009	*(15/12/2010)*	
R.A. 34/2015, in force 1 January 2016	*(31/12/2022)*	

Published by the
Attorney General's Chambers
Printed under Authority by
The Regional Law Revision Centre Inc.
ANGUILLA

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

ANGUILLA

REVISED REGULATIONS OF ANGUILLA

under

REGISTERED LAND ACT
R.S.A. c. R30

Showing the Law as at 31 December 2022

This Edition was prepared under the authority of the Revised Statutes and Regulations Act, R.S.A. c. R55 by the Attorney General as Law Revision Commissioner.

Regulation	Citation	Page
REGISTERED LAND RULES	R.R.A. R30-1	3
Consolidates: R.A. 17/2001, in force 31 May 2001	*(15/12/2002)*	
R.A. 2/2009, in force 1 April 2009	*(15/12/2010)*	
R.A. 34/2015, in force 1 January 2016	*(31/12/2022)*	

Published by the
Attorney General's Chambers
Printed under Authority by
The Regional Law Revision Centre Inc.
ANGUILLA

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

© Government of Anguilla

All rights reserved. No part of this publication may be reproduced in any form or by any means (including photocopying) without the written permission of the Government of Anguilla except as permitted by the Copyright Act or under the terms of a licence from the Government of Anguilla.

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

Revised Regulations of Anguilla: R30-1

REGISTERED LAND ACT (R.S.A. c. R30)

REGISTERED LAND RULES

Note: These Regulations are enabled under section 164 of the Registered Land Act, R.S.A. c. R30.

Registers

1. A register shall be in one of the forms prescribed in Schedule 1.

Certificates

2. A land certificate and a certificate of lease shall be in the appropriate form prescribed in Schedule 2.

Forms

3. Other forms required to be used under the Act shall be as prescribed in Schedule 3.

Verification of instruments

4. (1) A judge, a magistrate, a justice of the peace, a commissioner for oaths, a notary public, a bank manager and an officer authorised under the Oaths Act are public officers for the purposes of section 114(1) of the Act.

(2) The form of certificate prescribed for the purposes of sections 114(2) and (5) of the Act is as follows—

"I HEREBY CERTIFY that the above-named appeared before me on the ……..…
day of ……..……, 20……..….. and being identified
by ……. (being known to me) acknowledged the above
signatures (or marks) to be his (hers) (theirs) and that he (she) (they) had freely and
voluntarily executed this instrument and understood its contents.

…….
Signature of Public Officer "

and the Public Officer certifying as above shall write his name in block capitals below his signature and, if he has a seal or a stamp of office, affix an impression of it to the certificate.

Fees

5. (1) Subject to subsection (2), the fees payable by virtue of section 160(1) of the Act are as prescribed in Schedule 4.

(2) No fee shall be charged for the preparation or registration of any business transacted by or on behalf of the Crown or the Government of Anguilla.

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

Refund of fees

6. No fee paid hereunder shall be refunded except by written order of the Registrar.

Registry hours for public transactions

7. The Registry will be open for the transaction of business with the public at such times as the Registrar shall from time to time appoint by notice in the *Gazette*.

Citation

8. These Regulations may be cited as the Registered Land Rules, Revised Regulations of Anguilla, R30-1.

_____

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

SCHEDULE 1

(Section 1)

LAND REGISTER

Edition .....

Opened .....

A – Property Section

CROWN/PRIVATE	Appurtenances	No .....
Nature of title: ABSOLUTE/PROVISIONAL		Registration Section .....
Particulars recorded in para 6 of adjudication record (provisional title only)		Block & Parcel No .....
Origin of title FIRST REGISTRATION/ MUTATION No.		Name of Parcel .....
		Approx. area .....

B – Proprietorship Section

Entry No.	Date	Instrument No.	Name and address of Proprietor(s)	Signature of Registrar

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

SCHEDULE 2

(Section 2)

LAND CERTIFICATE AND CERTIFICATE OF LEASE

FORM 1

REGISTERED LAND ACT

LAND CERTIFICATE

REGISTRATION SECTION	BLOCK	PARCEL
……	……..	……

THIS IS TO CERTIFY that ……..……..……

……..……..……..

of ……..……

……..……...…

is/are now registered as proprietor(s) with TITLE ABSOLUTE/PROVISIONAL of the above-mentioned land, subject to the entries in the register relating to the land and to such of the overriding interests set forth in section 28 of the Registered Land Act as may for the time being subsist and affect the land.

At the date hereof the following entries appear in the register relating to the land:

PART A – Property Section (easements, etc.)

PART B – Proprietorship Section (inhibitions, cautions and restrictions)

PART C – Encumbrances Section (leases, charges, etc.)

GIVEN under my hand and the seal of the Land Registry this day of ……, 20……. .

…….
Registrar of Lands

_____

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

FORM 2

REGISTERED LAND ACT

CERTIFICATE OF LEASE

REGISTRATION SECTION	BLOCK	PARCEL
……	……..	……

Lessor ……

Rent ……...

Term ……..

THIS IS TO CERTIFY THAT ……...…….

……..……...

of ……..……..

is/are now registered as the proprietor(s) of the leasehold interest above referred to, subject to the agreements and other matters contained in the registered lease, to the entries in the register relating to the lease and to such of the overriding interests set forth in section 28 of the Registered Land Act as may for the time being subsist and affect the land comprised in the lease.

At the date thereof the following entries appear in the register relating to the lease:

PART A – Property Section (easements, etc.)

PART B – Proprietorship Section (inhibitions, cautions and restrictions)

PART C – Encumbrances Section (leases, charges, etc.)

GIVEN under my hand and the seal of the Land Registry this day of ……, 20……. .

……
Registrar of Lands

_____

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

SCHEDULE 3

(Section 3)

FORMS

FORM 1

REGISTERED LAND ACT

TRANSFER OF LAND

REGISTRATION SECTION	BLOCK	PARCEL
……	……..	……

I/WE ……
……..…….
in consideration of ……..…… (the receipt whereof is hereby acknowledged) HEREBY TRANSFER

to ……
……..…….
……...……..……
……..……..…….
of ...……...……
the land comprised in the above-mentioned title.

*The Transferees hereby declare that they hold the land as proprietors in common in the following undivided shares: .....
(or as joint proprietors)

Dated this ……..day of ……., 20…… .

Signed by the Transferor)
in the presence of—)

Signed by the Transferee)
in the presence of—)

** Delete if not applicable*

———————

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

FORM 2

REGISTERED LAND ACT

TRANSFER OF LEASE

REGISTRATION SECTION	BLOCK	PARCEL
……	……...	……

I/WE ……..…….……

……..……...……...…….

……...……

in consideration of ……

(the receipt whereof is hereby acknowledged) HEREBY TRANSFER

to……

……..…….

……...……..……

……..…….

of ...……..……

……...…….

……...……..……

the leasehold interest comprised in the above-mentioned title.

*The Transferees declare that they hold the leasehold interest as proprietors in the following undivided shares:

.....

(or as joint proprietors)

Dated this ……..day of …….., 20..… .

Signed by the Transferor)
in the presence of—)

Signed by the Transferee)
in the presence of—)

** Delete if not applicable*

_____

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

FORM 3

REGISTERED LAND ACT

TRANSFER OF CHARGE

REGISTRATION SECTION	BLOCK	PARCEL
……	……..	……

I/WE ……..……

……..……..…….

in consideration of ……..…… (the receipt whereof is hereby acknowledged) HEREBY TRANSFER

to ……

……..…….

……..…….

of ...……

……..…….

the charge shown as entry number …… in the encumbrances section of the register relating to the above-mentioned title.

The Transferor hereby declares that the amount of principal and interest owing by the Chargor at the date hereof is ……

(And the Chargor hereby acknowledges that that is the amount due and owing by him)*

Dated this ……..day of …….., 20…… .

Signed by the Transferor)
in the presence of—)

Signed by the Transferee)
in the presence of—)

Signed by the Chargor)
in the presence of—)

** Delete these words if the Transferee does not require the Chargor to acknowledge.*

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

FORM 4

REGISTERED LAND ACT

TRANSFER BY CHARGEE IN EXERCISE OF POWER OF SALE

REGISTRATION SECTION	BLOCK	PARCEL
……	……..	……

I/WE ……

……..……...…….

having exercised the power of sale conferred upon me/us by the charge shown as entry number …….. in the encumbrances section of the register to the above-mentioned title, in consideration of ……..……...…

(the receipt whereof is hereby acknowledged) HEREBY TRANSFER

to ……..……

……..…….

of ...……...……

……..……...…….

the interest charged by the said charge.

*The Transferees declare that they hold the said interest as proprietors in common in the following undivided shares: .....

(or as joint proprietors)

Dated this ……..day of …….., 20…… .

Signed by the Transferor)
in the presence of—)

Signed by the Transferee)
in the presence of—)

** Delete if not applicable*

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

FORM 5

REGISTERED LAND ACT

TRANSFER OF PROFIT

REGISTRATION SECTION	BLOCK	PARCEL
……	……..	……

I/WE ……

……..…….

in consideration of……...……...…

(the receipt whereof is hereby acknowledged) HEREBY TRANSFER

to……

……..…….

…….....……

……..…….

of ...……

……..……..…….

the profit shown as entry number …… in the encumbrances section of the register relating to the above-mentioned title.

*The Transferees declare that they hold the profit as proprietors in common in the following undivided shares:

.....

(or as joint proprietors)

Dated this ……..day of ……., 20…… .

Signed by the Transferor)
in the presence of—)

Signed by the Transferee)
in the presence of—)

** Delete if not applicable*

_____

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

FORM 6

REGISTERED LAND ACT

TRANSFER OF UNDIVIDED SHARE

REGISTRATION SECTION	BLOCK	PARCEL
……	…..…….	……...……

I/WE ……

……

in consideration of……...……...……..……...…

(the receipt whereof is hereby acknowledged) HEREBY TRANSFER

to ..……..……

……..……

of ...……

……..……

my/our undivided ……. share(s) (respectively) in the above-mentioned title.

*The Transferees declare that they hold the (combined) undivided share(s) as proprietors in common in the following undivided shares: .....

(or as joint proprietors)

I /WE ..... the remaining proprietor(s) of the interest comprised in the above-mentioned title hereby consent to this transfer.

Dated this ……..day of ……., 20…… .

Signed by the Transferor)
in the presence of—)

Signed by the Transferee)
in the presence of—)

Signed by the remaining proprietor(s))
in the presence of—)

** Delete if not applicable*

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

FORM 7

REGISTERED LAND ACT

TRANSFER BY PERSONAL REPRESENTATIVE TO PERSON ENTITLED UNDER A WILL OR ON AN INTESTACY

REGISTRATION SECTION	BLOCK	PARCEL
……	…….....	……...……

I/WE ……..……..……..……..…….

as personal representatives of …..……..……..……..…

deceased HEREBY TRANSFER

to .....……..……

……..……...

……..……...……

of ...……

……..……..…….

……..……...……

(being the person entitled thereto under the Will) (or on the intestacy) of the deceased to the interest of the deceased comprised in the register relating to the above-mentioned title.

*The Transferees declare that they hold that interest as proprietors in common in the following shares: .....

(or as joint proprietors)

Dated this ……..day of ……., 20…… .

Signed by the Transferor)

in the presence of—)

Signed by the Transferee)

in the presence of—)

** Delete if not applicable*

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

FORM 8

REGISTERED LAND ACT

LEASE/SUBLEASE

REGISTRATION SECTION	BLOCK	PARCEL
……..……	……..	……

I/WE ……..……

……..……..…….

HEREBY LEASE/SUBLEASE

to ….....……..……..…….

……

of ...……...……

……..…….

……..……...……

the land comprised in the above-mentioned title (or) that portion of land comprised in the above-mentioned title which is shown on the registry map as parcel number ……..…….. or on the filed plan as number …… for the term of ……. from the …….. day of ……. at the rent of …….. payable …… subject to sections 52 to 55 of the above Act, unless hereby negatived, modified or added to. *(Here set forth any variation, or make reference to an attached document.)*

*The Lessees declare that they hold the lease as proprietors in common in the following undivided shares: .....

(or as joint proprietors)

Dated this ……..day of ……., 20…… .

Signed by the Lessor)
in the presence of—)

Signed by the Lessee)
in the presence of—)

** Delete if not applicable*

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

FORM 9

REGISTERED LAND ACT

CHARGE

REGISTRATION SECTION	BLOCK	PARCEL
……	……..	……

I/WE ……..……

……..……..…….

HEREBY CHARGE my/our interest in the above-mentioned title or the charge shown as entry number …..……. in the encumbrances section of the register relating to the above-mentioned title to secure the payment

to …….....……..……..…

……...……..……

of ...……

……..……..…….

of the principal sum of …….. with interest at the rate of ……..……. per centum per annum payable ……..……., subject to section 67 of the above-mentioned Act, unless hereby negatived, modified or added to. *(Here set forth any variation, or make reference to an attached document)*.

The principal sum shall be repaid on the …….day of ……20…… together with an interest then due.

And I/WE the above named Chargor(s) hereby acknowledge that I/we understand the effect of section 72 of the Registered Land Act.

Dated this ……..day of ……., 20…… .

Signed by the Chargor)
in the presence of—)

Signed by the Chargee)
in the presence of—)

_____

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

FORM 10

REGISTERED LAND ACT

DISCHARGE OF CHARGE

REGISTRATION SECTION	BLOCK	PARCEL
……	……...	……

I/WE ……...……..

……...…….…….…….……

HEREBY DISCHARGE the charge shown as entry number ……..in the encumbrances section of the register relating to the above-mentioned title wholly (or in relation to):

.....

.....

Dated this …… day of ……., 20…… .

Signed by the Chargee)

in the presence of—)

_____

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

FORM 11

REGISTERED LAND ACT

SURRENDER OF LEASE

REGISTRATION SECTION	BLOCK	PARCEL
……	……..	……

I/WE ……...……..

……..……...……..……..……

……..……..……..

in consideration of ……..……

(the receipt whereof is hereby acknowledged*) HEREBY SURRENDER the lease comprised in the above-mentioned title and the Lessor HEREBY ACCEPTS the said surrender.

Dated this …… day of ……., 20…… .

Signed by the Lessee)
in the presence of—)

Signed by the Lessor)
in the presence of—)

** Delete if not applicable*

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

FORM 12

REGISTERED LAND ACT

GRANT OF EASEMENT

REGISTRATION SECTION	BLOCK	PARCEL
……	……...	……

I/WE ……..…….……..

……..…….…….……

……..……....…….

in consideration of ……..……

(the receipt whereof is hereby acknowledged) HEREBY GRANT

to ……..…….…….

……...……...……

of ……..……..……..……..……..……..……..

……...……..……...……...…….

the proprietor of the interest comprised in the above title the following easement:

Dated this …… day of ……., 20…… .

Signed by the Grantor)

in the presence of—)

Signed by the Grantee)

in the presence of—)

_____

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

FORM 13

REGISTERED LAND ACT

GRANT OF PROFIT

REGISTRATION SECTION	BLOCK	PARCEL
……	……..	……

I/WE ……...……..

……..……..……..……

……..…….……..

in consideration of ……..……...…

(the receipt whereof is hereby acknowledged) HEREBY GRANT

to ……..…….

……...……

of ……..……..……..……..……..……..

……..……..……..……..……

the following profit to arise from the interest comprised in the above-mentioned title:

The profit is to be enjoyed in gross (or as appurtenant to the interest of the Grantee in title number

Dated this …… day of ……., 20…… .

Signed by the Grantor)
in the presence of—)

Signed by the Grantee)
in the presence of—)

_____

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

FORM 14

REGISTERED LAND ACT

RELEASE OF PROFIT, EASEMENT OR RESTRICTIVE AGREEMENT

REGISTRATION SECTION	BLOCK	PARCEL
……	……...	……

I/WE ……..……

……..……..……..

being the person(s) now entitled to the benefit of the *(easement) (profit) (restrictive agreement) shown as entry number ……. in the encumbrances section of the register relating to the above-mentioned title HEREBY RELEASE the *(easement) (profit) (restrictive agreement).

Dated this …… day of ……., 20…… .

Signed in the presence of—)

** Delete if not applicable*

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

FORM 15

REGISTERED LAND ACT

SEVERANCE OF JOINT PROPRIETORSHIP

REGISTRATION SECTION	BLOCK	PARCEL
……	……..	……

I/WE …….

…….

HEREBY SEVER our joint proprietorship of our interest in the land comprised in the above-mentioned title and apply to be registered as Proprietors in common in the following shares: .....

.....

Dated this …… day of ……, 20…… .

Signed by the Proprietors)

in the presence of—)

_____

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

FORM 16

REGISTERED LAND ACT

APPLICATION FOR PARTITION

REGISTRATION SECTION	BLOCK	PARCEL
……	……...	……

I/WE ……...……..

……..

……...

HEREBY APPLY for the land comprised in the above-mentioned title to be partitioned in the following manner:

.....

.....

.....

Dated this …….day of……, 20…… .

Signed by the Applicant)

in the presence of—)

_____

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

FORM 17

REGISTERED LAND ACT

POWER OF ATTORNEY

REGISTRATION SECTION	BLOCK	PARCEL
……	……..	……

I ……. ……

HEREBY APPOINT ……..…… of …… to be my attorney and generally in relation to my interest in the land comprised in the above-mentioned title to do anything and everything that I myself could do, and for me and in my name to execute all such instruments to do all such acts, matters and things as may be necessary or expedient for carrying out the powers hereby given.

(If the power is to be limited to particular acts only delete everything after the word "attorney" and set out below what powers are to be conferred).

.....

.....

.....

Dated this …… day of ……., 20…… .

Signed by the Donor)

in the presence of—)

_____

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

FORM 18

REGISTERED LAND ACT

NOTICE OF REVOCATION OF A POWER OF ATTORNEY

REGISTRATION SECTION	BLOCK	PARCEL
……	……...	……

I ……

……..…..

HEREBY GIVE NOTICE that the Power of Attorney filed in the register of powers of attorney as number ……has been revoked:

(Tick (✓) appropriate box)

❒ by me,

or

❒ by the *(death) (bankruptcy) (disability) of the donor,

or

❒ by the *(death) (disability) of the attorney (and I attach the following documents in support thereof).

Dated this …… day of ……, 20…… .

Signed in the presence of—)

** Delete if inapplicable*

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

FORM 19

REGISTERED LAND ACT

APPLICATION TO BE REGISTERED AS PROPRIETOR BY TRANSMISSION

REGISTRATION SECTION	BLOCK	PARCEL
……	……..	……

I/WE ……..……..……..

……..……..

……..……..……

……..……..……

as personal representative of ……..……

deceased HEREBY APPLY to be registered by transmission as proprietor in place of the deceased of his interest in the land comprised in the above-mentioned title, and in support thereof is attached the Grant as required by section 123 of the Registered Land Act.

Dated this ……day of ……., 20…… .

Signed by the Representative)
in the presence of—)

_____

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

FORM 20

REGISTERED LAND ACT

CAUTION

REGISTRATION SECTION	BLOCK	PARCEL
……	……...	……

I/WE ……...

of ……..……

……..……..……

……..……..……

claim an interest as ……..……..

……..……..…

in the land comprised in the above-mentioned title and forbid the registration of dealings and the making of entries in the register relating thereto (altogether) or to the following extent:

.....

.....

.....

.....

without my/our consent, until this caution has been withdrawn by me/us or removed by order of the Court or of the Registrar.

Dated this ……..day of ……, 20…… .

Signed in the presence of—)

_____

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

FORM 21

REGISTERED LAND ACT

NOTICE OF INTENTION TO APPEAL TO THE HIGH COURT

REGISTRATION SECTION	BLOCK	PARCEL
……	……..	……

I/WE ……..……..……

……..……..……

HEREBY GIVE NOTICE that I/WE intend to appeal to the High Court in respect of the following matter:

.....

(Here set out briefly the decision, direction, order, determination or award of the Registrar in question).

.....

.....

.....

My/Our grounds of appeal are as follows:

.....

.....

.....

Dated this …… day of ……., 20…… .

……

Signature(s) of Appellant(s)

_____

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

FORM 22

REGISTERED LAND ACT

APPLICATION TO INSPECT THE REGISTER

REGISTRATION SECTION	BLOCK	PARCEL
……	……...	……

I HEREBY APPLY to inspect the register relating to the above-mentioned title.

Signature ……..

Address ……....…

……..……..

Date ……, 20…… .

CONDITIONS

1. Persons inspecting the register may take brief notes in pencil, but no document shall be copied.

2. In no circumstances may any note or mark be made on any register, document or file produced for inspection.

3. The counter clerk's duty does not extend to answering questions on matters of title, and no responsibility is accepted for any opinion which may be expressed by him.

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

FORM 23

REGISTERED LAND ACT

APPLICATION FOR CERTIFIED COPY

REGISTRATION SECTION	BLOCK	PARCEL
……	……..	……

I HEREBY APPLY for ....…….. certified copy/copies of the following:

.....

.....

.....

.....

.....

.....

Signature …….

Address……

…….

Date ……, 20…… .

_____

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

FORM 24

REGISTERED LAND ACT

APPLICATION FOR OFFICIAL SEARCH

REGISTRATION SECTION	BLOCK	PARCEL
……	……..	……

I HEREBY APPLY for an official search of the register relating to the above-mentioned title.

*I propose (or ……..…….. proposes) to

……...……

…….……...…….

…….……..

…….……...…….

…….……...…….

and application is hereby made for a stay of registration in accordance with section 42(1) of the Registered Land Act. The written consent of the proprietor accompanies this application.

Date ……., 20…… .

Signature of applicant or his legal practitioner

…….....

Address ……..……..…

……

** Delete if not applicable*

TO BE SUBMITTED IN DUPLICATE

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

FORM 25

REGISTERED LAND ACT

CERTIFICATE OF OFFICIAL SEARCH

REGISTRATION SECTION	BLOCK	PARCEL
……	……...	……

On the …… day of ……, ……. the following were subsisting entries on the register relating to the above-mentioned title:

Part A – Property Section

Part B – Proprietorship Section

Part C – Encumbrances Section

The following applications are pending:

.....

.....

.....

.....

.....

.....

A stay of registration has been noted in the register, which expires on the …… day of ……., 20…… .

…….
Registrar of Lands

_____

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

FORM 26

REGISTERED LAND ACT

MUTATION No ……

REGISTRATION SECTION	BLOCK	PARCEL(S)
……	……	……..

Survey Reference Area(s)

…… ……..

…… …….

TO CHIEF SURVEYOR

(State action required)

Date ……... ……
Registrar of Lands

State number and area of new parcels and (where required) of old parcels. Insert headings as necessary.	(For use of Survey Office)	Number and area of parcels
	Area(s) calculated by:	Date
	Registry Map amended by:	Date

TO REGISTRAR OF LANDS

I certify that the Registry Map ……... has been amended.

Date ……,20…… . …….
Chief Surveyor

(For use of Registrar of Lands)

Entered in Register(s) ……..Date ……, ...……...

……
Registrar of Lands

_____

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

SCHEDULE 4

(Section 5)

FEES

1.	Application for Land Certificate or Certificate of Lease	–	500.00
2.	On application for any instrument to be prepared in the Registry except where item 3 applies–		
	(a) certified	–	60.00
	(b) uncertified	–	50.00
3.	On application for any instrument to be prepared in the Registry which in opinion of the Registrar requires substantial addition to or variations from the prescribed form	–	200.00
4.	On application for registration or filing of any instrument	–	100.00
5.	Registered Land Form	–	10.00
6.	For opening new register for each parcel created by partition; sub-division; or a combination of partition and subdivision	–	70.00
7.	On application to inspect a register, for inspection of each register	–	10.00
8.	(a) Official search	–	120.00
	(b) Official search with stay of registration	–	200.00
9.	Copy of each any register or instrument up to the first four (4) pages—		
	(a) certified	–	80.00 (thereafter 10.00 per page)
	(b) uncertified	–	60.00 (thereafter 10.00 per page)
10.	Maps—		
	(a) Registry—		
	(i) certified	–	60.00
	(ii) uncertified	–	40.00
	(iii) certified (on A4 size paper)	–	15.00
	(iv) uncertified (on A4 size paper)	–	10.00
	(b) Anguilla		20.00
	(c) Topography—		
	(i) certified	–	80.00
	(ii) uncertified	–	60.00
	(d) Topography (Registry)	–	80.00

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai

11.	On application for amalgamation	–	200.00 per 2 lots
		–	50.00 for each additional lot
12.	Registration by prescription	–	5,000.00
13.	Publication in the official *Gazette*; removal of caution; replacement of land or lease certificate or for rectification of the register or map		200.00
14.	Valuation certificate (Probate)		40.00 per parcel
15.	Valuation letter		200.00
16.	Fixing any boundary under section 18 (1)	–	$400 for every hour or part of an hour of the time involved, together with any expenses incurred by the Registrar
17.	Any act, matter or thing not specifically provided for	–	a fee not exceeding $500 per hour as the Registrar may assess

(R.A. 34/2015, s. 1)

© Government of Anguilla
Copying/unauthorised distribution strictly prohibited
Printed by Authority by
The Regional Law Revision Centre Inc
www.lawrevision.ai