BELIZE

GENERAL REGISTRY ACT
CHAPTER  327

REVISED EDITION 2003
SHOWING THE SUBSIDIARY LAWS AS AT 31ST OCTOBER, 2003

This is a revised edition of the Subsidiary Laws, prepared by the Law Revision Commissioner under the authority of the Law Revision Act, Chapter 3 of the Substantive Laws of Belize, Revised Edition 2000.

ARRANGEMENT OF SUBSIDIARY LAWS
This is a revised edition of the Subsidiary Laws, prepared by the Law Revision Commissioner under the authority of the Law Revision Act, Chapter 3 of the Substantive Laws of Belize, Revised Edition 2000.

This edition contains a consolidation of the following laws-

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CHAPTER 327

GENERAL REGISTRY RULES

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FIRST SCHEDULE

SECOND SCHEDULE
CHAPTER 327

GENERAL REGISTRY RULES
(Section 91)

1. These Rules may be cited as the GENERAL REGISTRY RULES.

2. In these Rules, “the Act” means the General Registry Act, and references to Forms are to the Forms in the First Schedule to these Rules.

Regulation of the Filing of Documents

3. Every document presented to the Registrar for filing, registration or recording in the General Registry shall be written on strong and durable paper to the satisfaction of the Registrar.

4. The paper on which a document is written shall be approximately eight and a half inches by eleven inches or such other dimensions as the Registrar may approve.

5. Every document shall have a margin of two inches on the left hand side to enable it to be properly bound together with other documents without obscuring any portion of the writing on the document.

6. Where printed forms under these Rules are being used, they shall be filled in with typescript, but the Registrar may accept any such form filled in with clear and legible handwriting.

7. The Registrar shall refuse to accept any document which does not comply with these Rules.
Application for First Certificate of Title

8. Application for a first certificate of title shall be made by delivering at the Registry a written application to the effect of Forms 1, 2, 3, 4 or 5, as the case may require.

9. (1) The application shall be accompanied, in the case of any land, estate, interest, power or right, the title to which was entered in the register kept under the Lands Titles Registry Ordinance and in respect of which a certificate of title may be issued under section 41 of the Law of Property Act, by-

(a) a certified extract from the register showing the entry therein, which under section 31 of the former Ordinance was the evidence of the foundation of the title to the land registered under that Ordinance;

(b) an affidavit of the identity of all parties alleged to be and to have been entitled to the land under the said Ordinance and giving proof of all such particulars as are necessary to establish descent, devolution, transmission or transfer of the land to the applicant.

(2) Any dispute contemplated by subsection (2) of section 21 of the Act shall be settled and determined in accordance with the procedure prescribed in rules 1 to 17 inclusive of Order VI of the Supreme Court Rules.

10. The description of the land, estate, interest, power or right in respect of which a first certificate of title may be issued under section 41 of the Law of Property Act, to be comprised in the first certificate of title applied for, shall follow the description entered in the register pursuant to section 27 of the Lands Titles Registry Ordinance, and a copy of the plan or portion of the plan...
entered in the register (if any) shall be attached thereto.

11. The application shall be accompanied, in the case of any land, estate, interest, power or right in respect of which a certificate of title may be issued under section 41 of the Law of Property Act, the title to which arises under a declaration of the Court upon long possession in accordance with section 42 of the Law of Property Act by a certified copy of the order of the Court declaring the applicant to be entitled to the fee simple absolute in the land.

12. The application shall be accompanied, in the case of a mahogany or logwood work referred to under paragraph (b) of section 22 of the Act, by such sworn evidence as the Registrar may require as proof that the applicant is entitled to have the first certificate of title.

13. (1) The application shall be accompanied, in the case of any land, estate, interest, power or right in respect of which a certificate of title may be issued under section 41 of the Law of Property Act, alleged to be based upon a conveyance by deed and other documents pursuant to paragraph (c) of section 22 of the Act, by-

(a) all such original deeds and other documents relating to the title as the applicant has in his possession or under his control, including opinions of counsel, abstracts of title, contracts for or conditions of sale, requisitions, replies and other like documents, in regard to the title;

(b) a list of all such documents delivered;

(c) sufficient particulars appearing on or from any plan, map or diagram or otherwise, to enable the land to be clearly identified;
(d) an affidavit proving that the applicant has served on all proprietors of adjoining lands notice of his intending application.

(2) Service of the notice may be effected on the proprietors of the adjoining lands by-

(a) handing them the notice personally and informing them of the nature and purport thereof; or

(b) leaving the notice at their last and most usual places of abode; or

(c) affixing the notice to some conspicuous place on the adjoining lands if they cannot with reasonable diligence be found.

(3) In this rule, “proprietors of adjoining lands” means the legal owners of the lands or the occupiers or the persons in possession of the lands situate on and adjoining all boundaries of the land in respect of which the certificate of title is being applied for.

14. The application shall be accompanied, in the case of Crown land referred to under paragraph (d) of section 22 of the Act, by-

(a) the Crown grant relating to the land; and

(b) such other evidence as the Registrar may require.

15. In the case of an application for a first certificate of title based upon a conveyance by deeds and other documents the Registrar shall cause-

(a) notice of the application to be exhibited outside the main door of the General Registry for at least
fourteen days prior to the issue of the first certificate of title,

(b) an advertisement of the fact of such application to be inserted in the Gazette giving the name and address of the person to be registered as proprietor, a short description of the land and the situation thereof,

and such advertisement shall require objections (if any) to be made before the expiration of fourteen days from the appearance of the advertisement in the Gazette.

16. Any person shall be entitled to examine any application and other documents delivered by the applicant and obtain copies thereof upon payment of the prescribed fees.

17. (1) Any person claiming to be entitled to the land, estate, interest, power or right mentioned in the advertisement, or that he would be unlawfully prejudiced by the issue of a first certificate of title to the applicant may, by notice in writing signed by himself or his Attorney-at-Law and delivered to the Registry before the issue of the first certificate of title object to the issue of the first certificate of title.

(2) Such notice shall state fully the grounds of the objection and give an address in Belize to which all notices and other communications to the objector may be sent through the post or otherwise.

18. (1) The application with all accompanying documents and the notice of objection shall be laid forthwith before the Chief Justice who shall determine all disputes between the parties, and the first certificate of title shall not be issued until the objection has been withdrawn or otherwise disposed of.
(2) The applicant or the objector may obtain through the Registrar an appointment before the Chief Justice in chambers for the hearing of any objection, and the opposite party shall be given at least seven clear days notice of such appointment.

19. (1) All applications for first certificates of title shall be accompanied by a written statement disclosing truly and accurately all existing legal charges and incumbrances affecting the land, estate, interest, power or right to be comprised in the certificate of title which had been recorded under the Recording of Deeds Ordinance, and which if they were created after the commencement of these Rules, would be required to be registered in the Lands Charges Register.

(2) The Registrar shall before the issue of any first certificate of title note thereon all legal charges and incumbrances disclosed in such statement or which may otherwise come to his knowledge if such legal charges and incumbrances are registrable under the Law of Property Act, and the Act.

20. A first certificate of title shall be in Form 14 varied as the circumstances of the case require.

Transfer of Land Titles

21. No transfer of the legal title to any land, estate, interest, power or right shall be effected unless a first certificate of title has previously been issued in respect of such land, estate, interest, power or right.

22. Application for the transfer of the title to any land, estate, interest, power or right comprised in a certificate of title shall be made by delivering at the Registry a written application to the effect of Form 15.
23. (1) The application shall be accompanied by-

(a) a memorandum of transfer to the effect of Form 16 or Form 17 as the case may be;

(b) the certificate of title showing the title of the transferor;

(c) where the transfer is being made pursuant to a sale, an affidavit by the seller and an affidavit by the purchaser showing the true purchase money or other consideration received by the seller and paid or given by the purchaser for the transfer to the effect of Form 18 or Form 19 as the case may be;

(d) where no consideration passes from the transferee to the transferor, an affidavit showing the true market value of the land, estate, interest, power or right to be transferred;

(e) any other facts or particulars which the Registrar may require.

(2) No affidavit of the value of the land, estate, interest, power or right shall be required where the certificate of title is to be issued under sections 31, 33, 34, 35, 37 or 38 of the Act.

24. A transfer certificate of title shall be in Form 20 varied as the circumstances of the case require.
Creation and Transfer of Terms of Ten Years or Upwards Absolute

25. No legal term of ten years or upwards shall be created unless a first certificate of title to the land, estate or interest has previously been issued in respect thereof.

26. Application for certificates of title to terms of ten years or upwards absolute shall be accompanied by-

(a) the certificate of title to the land, estate or interest proposed, to be demised;

(b) the deed of lease pursuant to section 40 of the Act;

(c) a statement of existing legal charges and incumbrances affecting the land to be demised which had been recorded under the Recording of Deeds Ordinance.

27. The deed of lease granting the term shall be in Form 21 and shall be attached to the registered duplicate of the certificate of title and a copy of the deed of lease certified by the Registrar to be a true copy shall be attached to the proprietor’s duplicate.

28. A certificate of title to a term of ten years or upwards shall be in Form 22 varied as the circumstances of the case require.

29. Application to transfer a term of ten years or upwards comprised in a certificate of title issued under the Act shall be accompanied by-
Creation and Transfer of Easements, Rights and Privileges

30. No easement, right or privilege in or over land equivalent to a legal estate in fee simple absolute in possession or to a legal term of ten years or upwards absolute shall be created unless a first certificate of title to the lands, estates or interests, to be affected by the easement, right or privilege has previously been issued in respect thereof.

31. Application for certificates of title to an easement, right or privilege affecting lands, estates and interests shall be accompanied by-

(a) the certificates of title to the dominant and the servient tenements;

(b) the deed creating the easement, right or privilege granted;

(c) a statement of existing legal charges and incumbrances affecting the dominant land.

32. The deed creating the easement, right or privilege shall be in Form 23 and shall be attached to the registered duplicate of the certificate of title, and a copy of the deed certified by the Registrar to be a true copy shall be attached to the proprietor’s duplicate.
33. A certificate of title to an easement, right or privilege shall be in Form 24 varied as the circumstances of the case require.

34. Application to transfer an easement, right or privilege comprised in a certificate of title issued under the Act shall be accompanied by-

   (a) the certificate of title to the easement, right or privilege,

   (b) a memorandum of transfer in Form 25 by the registered proprietor of the easement, right or privilege to the transferee,

and the new certificate transferring the easement, right or privilege shall have attached to each duplicate a certificate copy of the deed creating the easement, right or privilege.

Registration of Legal Charges and Incumbrances

35. A deed creating a charge by way of legal mortgage shall be in Form 26 which shall be varied to meet the case of any other legal charge.

36. (1) An application to register a legal charge or incumbrance shall be in writing in Form 27 and shall be signed by both the chargor and the chargee or incumbrancer and the incumbrancee.

   (2) The application shall be accompanied by-

       (a) the deed charging the land, estate or interest;

       (b) the certificate of title of the chargor.
37. An assignment of a mortgage or other charge shall be in Form 28 and a deed cancelling the mortgage shall be in Form 29 which shall be varied to meet the case of the cancellation of any other legal charge.

38. A deed of incumbrance shall be in Form 30.

_Miscellaneous_

39. The Registrar may alter the description of any land, estate, interest, power or right given by the applicant in his application for a first certificate of title in order to effect a true and accurate description of the land, estate, interest, power or right to be vested in the applicant and to make it conform to the existing facts and conditions of the locality.

40. The Registrar shall have power on ascertaining the identity of any land or the nature of the estate, interest, power or right to be vested in the applicant to prepare a true and accurate description thereof for inclusion in the first certificate of title and he may describe the land by reference to-

(a) a plan, map or diagram in the office of the Commissioner of Lands and Surveys or in the Registry; or

(b) measurements of the land by some competent person on the spot and the position of the existing boundary fences on the land; or

(c) any plan, map or diagram prepared by a surveyor authorised by law to survey land which plan, map or diagram he may require the applicant to procure.
41. Where the description of the land comprised in the first certificate of title is founded upon a plan, map or diagram, a true copy of such plan, map or diagram shall be attached to the first certificate of title, and to every transfer certificate of title to the land subsequently issued.

42. (1) The Registrar shall keep separate registers made out in alphabetical order showing-

(a) the names of registered proprietors holding first certificates of title and the short particulars of such certificates;

(b) the names of registered proprietors holding transfer certificates of title and the short particulars of such certificates;

(c) the names of mortgagees and other chargees and incumbrances in whose favour legal charges and other incumbrances have been registered and the short particulars of such legal charges and incumbrances;

(d) the names of mortgagors and other persons against whom legal charges and other incumbrances have been registered and the short particulars of such legal charges and incumbrances;

(e) the names of all persons holding powers of attorney and the names of their constituents and the dates and countries of execution;

(f) the names, addresses and descriptions of persons who are parties to other instruments registered under the Act and the dates of execution of such
instruments;

\((g)\) the names of the parties to all deeds recorded under Part V of the Act and the short particulars of such deeds.

(2) The information in such registers shall be the latest affecting the land, estate, interest, power or right referred to in the entries in such registers.

(3) Such registers shall be made and kept in duplicate, and one copy thereof shall be kept on the counter in the Registry open to the public for inspection without fee, and the other away in the vault for reference.

(4) The Registrar shall make and keep registers showing such other particulars as may be directed by the Chief Justice.

43. If one of two or more joint registered proprietors of a legal charge dies, his name shall be withdrawn from the register on proof of death, or on production of probate or letters of administration, together with such other evidence (if any) as the Registrar may require.

44. On the death of a registered proprietor registered as an official, or other like person charged with administering the estate of a deceased person in case where there is no personal representative or trustee in bankruptcy, his personal representative shall not be registered, but proceedings shall be taken in accordance with these Rules to register his successor in office.

45. Any notice of a lost or destroyed certificate given under section 66 of the Act shall give the name and address of the registered proprietor and the description of the land, and shall state that it is proposed to issue a new certificate of title and shall request any person in whose possession the certificate may be, or who has any objection to such issue, to inform the Registrar of the fact.
46. (1) Where under subsection (3) of section 25 of the Act, a person in whom the equitable title to any land, estate, or interest is beneficially vested by or through a deed of conveyance makes demand upon the person who holds the legal title to the land, estate or interest for a transfer to himself of the legal title to such land, estate or interest, the transfer shall be made, unless the parties otherwise agree, at the expense of the person demanding the legal title to such land, estate or interest.

(2) A conveyance of the title to any land, estate or interest from one person to another shall be, unless the parties otherwise agree, at the expense of the parties in equal shares.

(3) The expense of the preparation and registration of a legal charge and incumbrance or of the cancellation thereof shall be borne by the chargor or the incumbrancer, unless the parties otherwise agree.

(4) In this rule, “the expense”, means-

(a) attorney-at-law’s costs, charges and expenses;

(b) fees payable to the Registrar in accordance with the Second Schedule to these Rules; and

(c) stamp duties or other tax payable on the transaction.

47. (1) Any matter arising upon the registration of any title to land or any charge or incumbrance upon any land, estate or interest in respect of which no provision is made by these Rules shall be settled and carried out in accordance with any direction given by the Chief Justice.

(2) Where no form is provided in respect of any act or proceeding to be done or taken under the Act or these Rules, a form framed on the
analogy of a corresponding form in these Rules shall be used.

**Fees and Costs**

48. The fees prescribed in Part I of the Second Schedule to these Rules shall be charged and collected by the Registrar in respect of the several matters and services performed by him in the Registry, and the costs set out in Part II of the said Schedule shall be chargeable by Attorneys-at-Law in respect of work done and services rendered under and pursuant to the Act and these Rules.

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FIRST SCHEDULE

Belize

Forms

FORM 1
[Rule 8]

GENERAL REGISTRY ACT
and
GENERAL REGISTRY RULES


State name, address and occupation of applicant. 1924 Rev. Cap. 215.

I, hereby apply for the issue in my name of a first certificate of title to the land, estate, interest, power or right entered in the register formerly kept under the Land Titles Registry Ordinance and I submit in support of my application the following documents:

(a) a certified extract from the said register showing the entry on which my title to the said land, estate, interest, power or right is based;

(b) an affidavit of proof of identity and of the necessary facts establishing my title to the land, estate, interest, power or right;

(c) a written statement of legal charges and incumbrances affecting the said land, etc.
FORM 1 (Cont.)

SCHEDULE

Dated this day of 20 .

Applicant

BELIZE

FORM 2

[Rule 8]

GENERAL REGISTRY ACT

and

GENERAL REGISTRY RULES

Application for the issue of a First Certificate of Title to Land based upon Undisturbed Possession for thirty years and upwards

I, hereby apply for the issue in my name of a first certificate of title to the land, estate, interest, power or right mentioned in the Schedule below, and I submit in support of my application the following-

(a) an order of the Court declaring my title to the land, estate, interest, power or right;

(b) a written statement of legal charges and incumbrances affecting the said land.

SCHEDULE

Dated this day of 20 .

Applicant

Here describe land, etc.

State name, address and occupation of applicant.

THE SUBSIDIARY LAWS OF BELIZE

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BELIZE

FORM 3
[Rule 8]

GENERAL REGISTRY ACT
and
GENERAL REGISTRY RULES

Application for the issue of a First Certificate of
Title to a Mahogany or Logwood Work

I, hereby apply for the issue in my name of a first certificate of title to the land or estate described in the Schedule hereto now (or formerly) used as a mahogany or logwood work, the title to which accrues under paragraph (b) of section 22 of the General Registry Act, and I submit in support of my application the following-

(a) an affidavit of the facts which are the foundation of my title;

(b) a written statement of the legal charges and incumbrances affecting the said land.

SCHEDULE

Here describe land, etc.

Dated this day of 20 .

Applicant

THE SUBSIDIARY LAWS OF BELIZE
REVISED EDITION 2003
BELIZE

FORM 4
[Rule 8]

GENERAL REGISTRY ACT
and
GENERAL REGISTRY RULES

Application for the issue of a First Certificate of Title to Land held
under a Conveyance by Deed

I, hereby apply for the issue in my name of a first certificate of title to the land, estate, interest, power or right mentioned in the Schedule below, the title to which I have acquired by conveyance by deed and other documents and I submit in support of my application the following-

(a) the original deeds and other documents on which my title to the land, estate, interest, power or right is founded;

(b) a plan, map or diagram in which the land is shown;

(c) a list of all the documents delivered;

(d) an affidavit in proof of service of notice or application for first certificate of title upon the proprietors of adjoining lands;

(e) a written statement of the legal charges and incumbrances affecting the said land.

State name, address and occupation of applicant.

THE SUBSIDIARY LAWS OF BELIZE
REVISED EDITION 2003
FORM 5
[Rule 8]

GENERAL REGISTRY ACT
and
GENERAL REGISTRY RULES

Application for the issue of a First Certificate of Title to Land
held under a Crown Grant

I, hereby apply for the issue in my name of a first certificate of title to the land held by me under the Crown Grant described in the Schedule to this application, and I submit in support of this application the following-

(a) the original Crown Grant (or other authorised copy in lieu thereof) on which my title is founded;

(b) written statement of legal charges and incumbrances affecting the said land.
FORM 5 (cont.)

SCHEDULE

Dated this day of 20 .

Applicant

Here describe land, etc.
**FORM 6**

[Rule 9]

**BELIZE**

**GENERAL REGISTRY ACT, AND GENERAL REGISTRY RULES**

*Extract from the Lands Titles Register formerly kept under the Lands Titles Registry Ordinance*

IT is HEREBY CERTIFIED THAT the underwritten extract has been duly taken from the Lands Titles Register formerly kept under the Lands Titles Registry Ordinance and compared with the entry, and that such extract is a true copy of the said entry.

Dated this __________ day of __________ 20 __________ .

*Registrar General*

<table>
<thead>
<tr>
<th>Names of person entitled</th>
<th>Description of property</th>
<th>Date of title accruing</th>
<th>Reference to transfer of registered property</th>
</tr>
</thead>
</table>
BELIZE

FORM 7
[Rule 9]

GENERAL REGISTRY ACT
and
GENERAL REGISTRY RULES

Affidavit of Identity

1, make oath and say as follows:

1. I am the person referred to by the name

in the certified extract from the register formerly kept under the Lands Titles Registry Ordinance, 1924 Rev. Ch. 215, the certified copy of which is attached hereto.

2. State name, address and occupation of applicant.

State name in extract.

If there are other facts and particulars to be proved to establish a title resulting from marriage, birth of issue, death, wills, intestacy or other events state them so as to prove the title.
FORM 7 (Cont.)

Name of deponent.

Sworn to by the said

at on the day of 20 , before me

A Commissioner for Oaths

or

A Justice of the Peace
BELIZE

FORM 8
[Rule 13]

GENERAL REGISTRY ACT
and
GENERAL REGISTRY RULES

Notice to Proprietors of Adjoining Lands of Intending Application
for a First Certificate of Title

To:
the proprietor of

TAKE NOTICE THAT I intend to apply to the Registrar General on the
day of 20 , for a first certificate of title to the
following land, estate or interest,

and that unless notice of objection is given in accordance with the General
Registry Rules a certificate vesting absolute and indefeasible title to the land so
described will be granted to me, in case all other matters are found to be in
order.

ALL for your information and guidance.

Dated this day of 20 .

Applicant

FOR EXPLANATIONS SEE BACK
Back of Form

TAKE NOTICE that, if you have any claim to or interest in the land or any part thereof mentioned herein or if the boundaries of the said land as specified herein show any encroachment on your land or property, you are required to file an objection to the issue of the first certificate of title herein applied for.

Any objection should be filed at the General Registry, Belize City, within fourteen days from the date of the service of this notice upon you, and a copy served on the person making application for the first certificate of title.

An objection must state fully the grounds of the objection and give an address in Belize to which all notices or summonses may be sent through the post or otherwise.

Forms of Notice of Objection (Form 12) may be obtained at the General Registry at 5c each.
Belize

Form 9
[Rule 13]

General Registry Act
and
General Registry Rules

Affidavit of Service of Notice of Intending Application for a
First Certificate of Title

I, make oath and say as follows:

1. That I did on the day of 20 ___________.

serve the proprietor of the land on the boundary of the land described in the Schedule hereto, and

the proprietor of the land on the boundary of the land described in the Schedule hereto, and

the proprietor of the land on the boundary of the land described in the Schedule hereto, and

the proprietor of the land on the boundary of the land described in the Schedule hereto, with written notices of the intention of

Insert name, address and occupation of person serving notice.

Name of proprietor of adjoining land.

Name of proprietor of adjoining land.

Name of proprietor of adjoining land.

Name of proprietor of adjoining land.
FORM 9 (Cont.)

| Name of applicant for certificate. | to apply for a first certificate of title to the land in the Schedule hereto by handing the same to them personally at and informing them of the nature and purport thereof, or by leaving the same at their last known and most usual places of abode, namely, |
| Places of service of the several notices. | or by affixing the same to a tree, house or building (as the case may be) on the adjoining land, diligent inquiry having been made to find the said without effect. |

2. The notices attached hereto are true copies of the several notices served on the said several proprietors of the lands adjoining the land described in the said Schedule.

................................................
(Deponent)

Sworn to by the said

Name of proprietors of adjoining lands.

places of abode of proprietors of adjoining lands.

on the day of 20 , before

A Commissioner for Oaths
or
A Justice of the Peace

SCHEDULE
BELIZE

FORM 10
[Rule 15]

GENERAL REGISTRY ACT
and
GENERAL REGISTRY RULES

Notice of application for a First Certificate of Title

To WHOM IT MAY CONCERN:

TAKE NOTICE THAT

has applied for the issue of a first certificate of title to the land, estate, interest, power or right described in the Schedule to this notice and that any person who claims to be entitled to the said land, estate, interest, power or right, or who would be unlawfully prejudiced by the issue of the said first certificate in respect of the description of the said land, estate, interest, power or right, may file in the Registry, and deliver a copy thereof to the applicant within fourteen days from the date thereof, a notice of objection to the issue of a first certificate of title to the said land, estate, interest, power or right in accordance with the provisions of the General Registry Rules, and thereafter proceed to have the said objection heard and determined in manner prescribed by the said Rules.

Dated this day of 20 .

Registrar General

SCHEDULE

Name, address and occupation of applicant.

Describe fully the said land, estate, interest, power or right.
NOTICE is hereby given that

has applied for the issue of a first certificate of title to the land, estate, interest, power or right described in the Schedule to this notice.

ANY PERSON who claims to be entitled as owner or otherwise to the said land, estate, interest, power or right, or who may be unlawfully prejudiced by the description of the said land, estate, interest, power or right, may file in the Registry, and deliver a copy thereof to the applicant within fourteen days from the date hereof, a written notice of objection to the issue of a first certificate of title to the said land, estate, interest, power or right in accordance with the provisions of the General Registry Rules and thereafter proceed to have the said objection heard and determined in manner prescribed by the said Rules.

Dated this _______ day of _______ 20____ .

Registrar General

Describe fully the said land, estate, interest, power or right.

SCHEDULE
BELIZE

FORM 12
[Rule 17]

GENERAL REGISTRY ACT
and
GENERAL REGISTRY RULES

Notice of Objection to the issue of a First Certificate of Title to Land, etc

IN THE MATTER OF the application No. of 20 for the issue of first certificate of title to

I, hereby object to the issue of a first certificate of title to the land, estate, interest, power or right described above on the grounds and for the reasons following:

1.

Dated this day of 20.

Objector

To
The Registrar General
and

Name, and address of applicant.

THE SUBSIDIARY LAWS OF BELIZE
Printed by the Government Printer,
No. 1 Power Lane,
Belmopan, by the authority of
the Government of Belize.

REVISED EDITION 2003
FORM 13
[Rule 19]

GENERAL REGISTRY ACT
and
GENERAL REGISTRY RULES

Statement of Existing Legal Charges and Incumbrances

I,
make the following statement under Rule 19 of the General Registry Rules:

1. That I am the owner of the land, estate, interest, power or right described in the Schedule to this statement.

2. That the following legal charges and incumbrances now bind the said land, estate, interest, power or right in respect of which I am applying for a first certificate of title:

3. There does not exist in favour of any person or persons any other legal charge or incumbrance binding on the said land.

Dated this _______ day of _______, 20____.

__________

Applicant

Name, address and occupation of the applicant.

Here set out with full particulars all legal charges and incumbrances binding on the land.
NOTINGS

KNOW ALL MEN to whom these present shall come that

is (or are) the registered proprietor (or proprietors) of

subject, nevertheless, to the legal charges and incumbrances which are noted in the margin hereof or endorsed hereon.

IN FAITH AND TESTIMONY WHEREOF I have hereunto subscribed my signature and affixed the seal of

this day of 20 , at the General Registry.

Registrar General
BELIZE

FORM 15
[Rule 22]

GENERAL REGISTRY ACT
and
GENERAL REGISTRY RULES

Application for Transfer of Title to Land, Estate, Interest, Power or Right

I, hereby apply for the issue in my name of a certificate of title to the land, estate, interest, power or right comprised in the certificate of title dated the day of 20 , and registered in the “Land Titles Register” Volume , Folio No. now in the name of as registered proprietor, a description whereof is set out in the Schedule hereto, and I submit in support of my application the following documents:

1. a memorandum of transfer to me of the said land, estate, interest, power or right executed by the registered proprietor;

2. a certificate of title Folio No. showing the title of the transferor;

3. affidavits showing the amount of the purchase money by the seller and the buyer;
FORM 15 (cont.)

[4. an affidavit of the true value of the land, estate, interest, power or right to be transferred.]

Dated this day of 20 .

Applicant

SCHEDULE

BELIZE

FORM 16
[Rule 23]

GENERAL REGISTRY ACT
and
GENERAL REGISTRY RULES

Memorandum of Transfer on Sale

I, registered proprietor of all as the same is set out, bounded and described in the certificate of title in my favour dated the day of 20 , and registered in the “Lands Titles Register” Volume Folio No. , in consideration of the sum of dollars paid to me by the receipt whereof I hereby acknowledge, do hereby transfer the said land, estate, interest, power or right to and in favour of the said

Insert name, address and occupation of transferor.

Insert description of land, etc., from certificate.

Insert name of transferor.
and consent to the noting hereof by the Registrar General and
the cancellation of the certificate of title in my favour, and that a new certificate
of title to the said land, estate, interest, power or right should be issued to the
said

For the doing of all of which I hereby authorise and grant warrant to the
Registrar General accordingly.

GIVEN UNDER MY HAND this day of 20.

Transferor

Signed in the presence of the following witnesses:

1. ..........................

2. ........................
BELIZE

FORM 17
[Rule 23]

GENERAL REGISTRY ACT
and
GENERAL REGISTRY RULES

Memorandum of Transfer on Sale of Portion of Land, etc., in a Certificate of Title

I,

being the registered proprietor of

all as the same is bounded and described in the certificate of title in my favour registered in the “Land Titles Register” Volume Folio No. in consideration of the sum of dollars paid to me by the receipt of which I hereby acknowledge, do hereby transfer to the said the following portion of land, estate, interest, power or right, that is to say, AND I do by these presents consent to the cancellation by the Registrar General of the certificate of title in my favour, and to a new certificate of title being issued to me for the portion of the said land remaining after deduction of the above described portion which land will then be bounded as follows:

AND for so doing, noting and registering all that is necessary in the premises, I hereby authorise and grant warrant to the Registrar General accordingly.

State name, address and occupation of transferor.

Insert description of land, etc.

Insert name, address and occupation of transferee.

Insert name of transferee.

Insert portion of land, etc., to be transferred.

Insert description of remaining portion of land, etc.
FORM 18
[Rule 23]

GENERAL REGISTRY ACT
and
GENERAL REGISTRY RULES

Affidavit of Seller of Land, etc

I, [Name of buyer], make oath and say as follows:

1. That on the day of [date], I sold to [Transferor's name] the property herein described, that is to say [description of land sold], and that the full and true consideration passing to me for the sale is the sum of [amount in dollars].

2. I further state that there is not any agreement, condition or undertaking between me and the said [Transferor's name] whereby he is to pay or has paid to me or to any other person whomsoever for or in respect of or in connection with the purchase by him of the said property except certain expenses under Rule 46 of the General Registry Rules.

3. I further state in respect of the said sale that I have not received and that I am not to receive nor has any other person received nor is any other
FORM 18 (cont.)

person to receive for my use or benefit or at my instance or request any valuable consideration besides the said sum of dollars.

Sworn to by the said on the day of .

before me

A Commissioner for Oaths
or
A Justice of the Peace

BELIZE

FORM 19
[Rule 23]

GENERAL REGISTRY ACT
and
GENERAL REGISTRY RULES

Affidavit of Buyer of Land, etc

I, make oath and say as follows:

1. That on the day of , I bought from the property herein described and that the full and true consideration paid or to be paid by me for the property whether to the said

Insert name, address and occupation of buyer.

Name of seller.

Insert description of land, etc.
FORM 19 (cont.)

Name of seller. or to any other person in connection with the sale is the sum of dollars.

2. And I further state that I have not nor has any other person to my knowledge on my account paid nor is there by me or on my behalf to be paid any other valuable consideration for or in respect of or in connection with the transfer to me of the said property, except certain expenses under Rule 46 of the General Registry Rules.

Name of buyer. Sworn to by the said on the day of 20        ,
before me

A Commissioner for Oaths or
A Justice of the Peace
BELIZE

GENERAL REGISTRY ACT
and
GENERAL REGISTRY RULES

Transfer Certificate of Title

KNOW ALL MEN to whom these presents shall come that by transfer effected by [occupation], [occupation], has [or have] become and is [or are] the registered proprietor [or proprietors] of subject, nevertheless, to the legal charges and incumbrances which are noted herein, or endorsed hereon.

IN FAITH AND TESTIMONY WHEREOF I have hereto subscribed my signature and affixed the seal of this day of 20 .

Registrar General

FOLIO NO.
VOLUME
BELIZE

FORM 21
[Rule 27]

GENERAL REGISTRY ACT
and
GENERAL REGISTRY RULES

Deed of Lease for a Term of Ten Years and Upwards

THIS DEED OF LEASE made this day of 20 .
at in Belize

BETWEEN

hereinafter called the lessor of the one part and
hereinafter called the lessee of the other part:

WITNESSETH as follows:

State whether First or Transfer Certificate.
Here set out the consideration for the grant of the term.

1. The lessor being the registered proprietor of the land, estate, and interest comprised in the Certificate of Title dated the day of 20 , in the “Land Titles Register” Volume , Folio No. , in consideration of the payment of dollars doth hereby grant and demise the land, estate and interest set out in the Schedule hereto unto the lessee to have and to hold for the term of years commencing from the day of 20 .
FORM 21 (cont.)

2. The lessee shall pay to the lessor the rent on the

3. The following covenants shall bind the lessor:

4. The following covenants shall bind the lessee:

IN WITNESS WHEREOF the lessor and lessee have signed and sealed this Deed in the presence of the subscribing witnesses.

............................................
(lessee)

............................................
(lessee)

Witnesses:

1. ........................................

2. ........................................

SCHEDULE
BELIZE

GENERAL REGISTRY ACT
and
GENERAL REGISTRY RULES

Certificate of Title to Term of Years

KNOW ALL MEN to whom these presents shall come that

is [or are] the registered proprietor [or proprietors] of a term of years granted to him by

under a deed of lease, a certified copy whereof is attached to this certificate subject, nevertheless, to the legal charges and incumbrances which are noted in the margin hereof or endorsed hereon.

IN FAITH AND TESTIMONY WHEREOF I have hereto subscribed my signature and affixed the seal of this day of

20 .

Registrar General

THE SUBSIDIARY LAWS OF BELIZE

Printed by the Government Printer,
No. 1 Power Lane,
Belmopan, by the authority of
the Government of Belize.

REVISED EDITION 2003
BELIZE

FORM 23
[Rule 32]

GENERAL REGISTRY ACT
and
GENERAL REGISTRY RULES

Deed creating Easement, Right or Privilege

THIS DEED made the day of 20 at Name, address and occupation of grantor.
in Belize BETWEEN Name, address and occupation of grantee.
hereinafter called the grantor of the one part and
hereinafter called the grantee of the other part

WITNESSETH as follows:

WHEREAS the grantor is under Certificate of Title dated the Name, address and occupation of grantor.
Certificate of Title dated the
State whether
First or Transfer
Certificate.
day of 20 , registered in the “Land Titles Register”
State whether
First or Transfer
Certificate.
Volume , Folio No. , the registered proprietor of
the land, estate and interest fully described in Part I of the Schedule hereto.

AND WHEREAS the grantee is under Certificate of Title dated
State whether
First or Transfer
Certificate.
day of 20 , registered in the “Land Titles
State whether
First or Transfer
Certificate.
Register” Volume , Folio No. , the registered proprietor of
the land, estate and interest fully described in Part II of the Schedule hereto.

AND WHEREAS the parties have agreed that the grantor shall create an
easement, right or privilege over and upon the grantor’s land in favour of the
grantee’s land.
FORM 23 (cont.)

Now THEREFORE THIS DEED WITNESSETH as follows:

1. The grantor in consideration of the sum of $           dollars paid to him by the grantee hereby grants to the grantee           over and upon the land described in Part I of the Schedule hereto for the benefit of the grantee and all subsequent registered proprietors of the land described in Part II of the said Schedule.

2. The grantor shall give effect to the following agreements, conditions and stipulations:

3. The grantee shall give effect to the following agreements, conditions and stipulations.

IN WITNESS WHEREOF the parties have signed and sealed this Deed in the presence of the following witnesses:

………………..(grantor)

………………..(grantee)
FORM 23 (cont.)

Witnesses:

1. ..........................................

2. ..........................................

SCHEDULE

PART I

Description of servient land, etc.

PART II

Description of dominant land, etc.
FORM 24

[Rule 33]

BELIZE

GENERAL REGISTRY ACT
and
GENERAL REGISTRY RULES

Certificate of Title to Easement, Right or Privilege

KNOW ALL MEN to whom these presents shall come that

is [or are] the registered proprietor [or proprietors] of an easement, right or privilege as follows:

granted by

the registered proprietor of the land comprised in the certificate of title dated the day of 20 , and registered in the "Land Titles Register" Volume , Folio No. , and described in a deed dated subject, nevertheless, to the legal charges and incumbrances which are noted in the margin hereof or endorsed hereon.

IN FAITH AND TESTIMONY WHEREOF I have hereto subscribed my signature and affixed the seal of this day of 20 .

Registrar General

Insert name, address and occupation of grantee.

State the easement, right or privilege.

NOTINGS
FORM 25  
[Rule 34]

GENERAL REGISTRY ACT
and
GENERAL REGISTRY RULES

Memorandum of Transfer of a Right of Way

I, being registered proprietor of all as the same is fully set forth bounded and described in the certificate of title dated day of 20 , and registered in Volume , Folio No. , in the “Land Titles Register”, in consideration of the sum of dollars paid to me by the registered proprietor of do hereby transfer to the said and all subsequent registered proprietors of the said land last above described, a right of way through and over the land first above described as follows: AND I consent that the said right of way be noted on or added by the Registrar General to a certificate of title to the lands above described and to form part of the title of the registered proprietor of the said last above described land in all time to come.

Insert name, address and occupation of transferor. Describe the servient land.

Insert name, address and occupation of transferee. Describe the dominant land or estate and date of certificate of title and volume in which registered. Describe accurately the right of way and if required attach plan of right of way transferred.
AND for all that is necessary to be done in the premises I authorise and grant warrant to the Registrar General accordingly.

GIVEN UNDER MY HAND this day of 20 .

...........................................  
(Transferor)

Signed in the presence of the following witnesses:

1 . ..........................................

2 . ..........................................

BELIZE

FORM 26  
[Rule 35]

GENERAL REGISTRY ACT  
and  
GENERAL REGISTRY RULES

Deed creating Charge by way of Legal Mortgage

THIS DEED OF MORTGAGE is made BETWEEN

Insert name, address and occupation of mortgagor.

hereinafter called the mortgagor of the one part, and

Insert name, address and occupation of mortgagee.
hereinafter called the mortgagee of the other part.

WHEREAS the mortgagor is the registered proprietor of the land, estate, interest, power or right all as fully set forth, bounded and described in the certificate of title dated the day of 20 , registered in the Land Titles Register” Volume Folio No. , and also set out in the Schedule hereto:

AND WHEREAS the mortgagee has agreed to lend and advance to the mortgagor the sum of dollars and the mortgagor has agreed to create a charge by way of legal mortgage as security for repayment of the said sum of money lent and advanced:

Now THEREFORE in consideration of the sum of dollars now paid by the mortgagee to the mortgagor (the receipt whereof is hereby acknowledged) this deed of mortgage executed pursuant to section 65 of the Law of Property Act witnesseth as follows:

1. The mortgagor hereby covenants with the mortgagee to repay the principal sum and to pay all interest and other monies payable under this mortgage at the times and in the instalments as follows:

2. The mortgagor as beneficial owner hereby charges by way of legal mortgage all and singular the property mentioned in the Schedule hereto with the payment to the mortgagee of the principal money, interest and other money hereby covenanted to be paid by the mortgagor, subject to the provisions of the Law of Property Act.

3. The mortgagor hereby requests and authorises the Registrar General to register the said charges by way of legal mortgage in the Land Charges Register, and to note this mortgage on the certificate of title dated the day of 20 , registered in the

State whether first, second or third legal mortgage. CAP. 190.
FORM 26 (cont.)

“Land Titles Register” Volume _____, Folio No. _____.

IN WITNESS WHEREOF the mortgagor and the mortgagee have signed and sealed this deed of mortgage on the day of _____, 20___,

at _______ in Belize.

........................................
(Mortgagor)

........................................
(Mortgagee)

Witnesses to the signature of the mortgagor and mortgagee.

1. ........................................

2. ........................................

Full description of land mortgaged according to a certificate of title.

SCHEDULE
BELIZE

FORM 27
[Rule 36]

GENERAL REGISTRY ACT
and
GENERAL REGISTRY RULES

Application to Register Legal Charges and Incumbrances

WE, and

hereby apply for the registration of a charge by way of legal mortgage as set out in the deed of mortgage dated the day of 20 , filed herewith and in support of our application we submit the following:

(a) deed of mortgage between mortgagor and mortgagee;

(b) a certificate of title showing the title of the mortgagor to the land, estate and interest charged under the said mortgage.

Dated this day of 20 .

..............................
(Mortgagor)

..............................
(Mortgagee)

Here set out names, addresses and occupations of mortgagor and mortgagee.
BELIZE

FORM 28
[Rule 37]

GENERAL REGISTRY ACT
and
GENERAL REGISTRY RULES

Assignment of Mortgage

THIS DEED OF ASSIGNMENT OF MORTGAGE made the day of 20 , BETWEEN

hereinafter called the assignor of the one part, and

hereinafter called the assignee of the other part.

WHEREAS the assignor is the holder of a certain deed creating a charge by legal mortgage upon

executed by on the day of 20 ,

and registered in the Land Charges Register Volume ,

Folio No. :

Now THEREFORE in consideration of the sum of dollars paid
by the assignee to the mortgagee (the receipt whereof is hereby acknowledged)
the mortgagee as beneficial owner hereby under section 79 of the Law of Property Act assigns to the assignee the said mortgage and the benefit thereof including the right to the legal charge upon the said property under the said deed together with all the rights and powers conferred by the Law of Property
FORM 28 (cont.)

Act for the purpose of recovering the principal money, interest and other money payable and secured by and under the said deed.

AND THE MORTGAGEE hereby requests and authorises the Registrar General to enter this assignment in the proper books of the Registry and to make all notings of this assignment as required by law.

Signed and sealed by the mortgagee and the assignee this day of 20 , at in Belize.

........................................
(Mortgagee)

........................................
(Assignee)

Executed in the presence of:

1 . ......................................

2 . ......................................
BELIZE

FORM 29  
[Rule 37] 

GENERAL REGISTRY ACT 
and 
GENERAL REGISTRY RULES 

Deed of Cancellation of Mortgage 

THIS DEED OF CANCELLATION OF MORTGAGE made the day of 20 , BETWEEN 

hereinafter called the mortgagee of the one part and 

hereinafter called the mortgagor of the other part: 

WHEREAS the mortgagee is the holder of a deed creating a charge by way of legal mortgage upon executed by the mortgagor on the day of 20 , and registered in the Land Charges Register Volume Folio No. 

AND WHEREAS the mortgagor has paid to the mortgagee or his assignee the full principal money and interest due therein as well as all other money payable under the said deed of mortgage and the mortgagee has no further claim or pretention of claim under the said mortgage: 

NOW THEREFORE the mortgagee pursuant to section 80 of the Law of Property Act in consideration of the payment of the sum of dollars being all the money due and payable to him under the said deed hereby cancels and discharges the charge created by the said deed upon the said land, and forever acquits the mortgagor, his legal representatives and assigns from any further obligation under the said deed of mortgage.
AND THE MORTGAGEE hereby requests and authorises the Registrar General to enter this cancellation in due form in the Land Charges Register and remove the noting of the said mortgage from the certificate of title in favour of the said mortgagee or his assigns.

IN WITNESS WHEREOF, the parties have signed and sealed this Cancellation in the presence of the subscribing witnesses.

…………………..
(Mortgagee)

…………………..
(Mortgagor)

Witnesses:

1. ……………………….

2. ……………………….
FORM 30
[Rule 38]

GENERAL REGISTRY ACT
and
GENERAL REGISTRY RULES

Deed of Incumbrance

THIS DEED OF INCUMBRANCE entered into BETWEEN

hereinafter called the incumbrancer of the one part and

hereinafter called the incumbrancee of the other part:

SHOWETH as follows:

1. The incumbrancer being the registered proprietor of the land, estate and interest as set forth, bounded and described in the Schedule hereto and in the certificate of title in his favour dated the day of 20 , and registered in Volume Folio No. of the “Land Titles Register”, in consideration of the payment to him of the sum of dollars by the incumbrancee and other causes and considerations him thereunto moving doth hereby constitute an incumbrance on the said land in favour of the incumbrancee, the said incumbrance being

AND THE INCUMBRANCER hereby requests and authorises the Registrar General to enter the said incumbrance in the proper books of the Registry and to note the same on the certificate of title according to law.
FORM 30 (cont.)

IN WITNESS WHEREOF the parties have signed and sealed these presents in the presence of the following witnesses:

…………………………
(Incumbrancer)

…………………………
(Incumbrancee)

Witnesses:

1. ..........................................

2. ..........................................

____________
SECOND SCHEDULE

PART I

FEES PAYABLE TO THE REGISTRAR UNDER THE RULES

Certificates of Title

1. To cover all work and services done and rendered in the Registry in issuing a first certificate of title and in respect of the filing of applications and all accompanying documents under the rules and all interviews necessary to investigate the title, payable on the making of an application for the issue of a first certificate of title to any land, estate, interest, power or right the value of which, actual or estimated-

   $ c

   (a) does not exceed $250 ..................................  2.00
   (b) exceeds $250 but does not exceed $1,500 .......  4.00
   (c) exceeds $1,500 but does not exceed $3,000 ......  7.50
   (d) exceeds $3,000 but does not exceed $5,000 ...... 10.00
   (e) exceeds $5,000 ....................................... 20.00

2. Certified extract from the register kept under the Lands Titles Registry Ordinance (1924 Rev. Cap. 215) ......................... 0.25

3. To cover all work and services done and rendered in the Registry in issuing a transfer certificate of title and in respect of the filing of the application accompanying documents under the rules and all interviews necessary to investigate the title, payable on the making of an application for a transfer certificate of title to any land, or for a certificate of title to a term of years or to an easement, right or privilege, or for a transfer of any land to give effect to a deed of gift or settlement, the value of which, actual or estimated:

   $ c

   (a) does not exceed $250 ..................................  2.00
   (b) exceeds $250 but does not exceed $1,500 .......  4.00
   (c) exceeds $1,500 but does not exceed $3,000 ......  7.50
   (d) exceeds $3,000 but does not exceed $5,000 ...... 10.00
   (e) exceeds $5,000 ....................................... 20.00
SECOND SCHEDULE (cont.)

| (a) | does not exceed $250 | 5.00 |
| (b) | exceeds $250 but does not exceed $500 | 7.50 |
| (c) | exceeds $500 but does not exceed $1,000 | 10.00 |
| (d) | exceeds $1,000 but does not exceed $2,500 | 15.00 |
| (e) | exceeds $2,500 but does not exceed $5,000 | 20.00 |
| (f) | exceeds $5,000 but does not exceed $7,500 | 25.00 |
| (g) | exceeds $7,500 but does not exceed $10,000 | 30.00 |
| (h) | exceeds $10,000 but does not exceed $20,000 | 45.00 |
| (i) | exceeds $20,000 but does not exceed $40,000 | 75.00 |
| (j) | exceeds $40,000 but does not exceed $50,000 | 100.00 |
| (k) | exceeds $50,000 - for every $5,000 or part of $5,000 over and above $50,000 in addition to the fee of $100 | 25.00 |

4. In the case of partition of land the value of each parcel shall be assessed on the affidavit of a competent valuer and fees paid on each parcel as a separate conveyance in accordance with the above scale.

5. To cover all work and services done and rendered in registering any mortgage or other charge or any incumbrance, and noting the same on the proper certificate of title or for registering any debenture issued by a company, payable upon filing the application to register, where the amount of the mortgage principal-

| (a) | does not exceed $500 | 5.00 |
| (b) | exceeds $500 but does not exceed $1,500 | 10.00 |
| (c) | exceeds $1,500 but does not exceed $3,000 | 20.00 |
| (d) | exceeds $3,000 but does not exceed $5,000 | 25.00 |
SECOND SCHEDULE (cont.)

$ c

(e) exceeds $5,000 but does not exceed $10,000 .......... 50.00
(f) exceeds $10,000 - for every $5,000 or part of $5,000 over and above $10,000 in addition to the fee of $50 ............................................................... 10.00

Registration of Other Documents

Assignments.

6. Registration of the assignment of a mortgage or other charge, debenture or incumbrance, including the noting of the assignment on the proper certificate of title-

(a) where the amount then due on the mortgage or other charge or incumbrance does not exceed $500 .......... 2.50

(b) where the amount then due on the mortgage or other charge or the incumbrance exceeds $500, one-half of the amount which would have been paid if the transaction were the registration of a mortgage, charge or incumbrance.

Cancellation.

7. Registration of the cancellation of a mortgage or other charge or an incumbrance ......................................................... 2.00

Lease.

8. Registration of a deed of lease for a term of ten years and upwards to be attached to a certificate of title to a term in addition to the fees payable for issue of the certificate .......................... 2.00

Easement.

9. Registration of a deed creating an easement, right or privilege to be attached to a certificate of title to an easement in addition to the fees payable on the issue of the certificate .................................. 2.00
SECOND SCHEDULE (cont.)

10. Registration of any other document in respect of which no other fee is prescribed ................................................................. 2.00 Other registration.

Recording of Deeds under Part VI of the Act

11. There shall be paid to the Registrar—

(a) for recording any deed not being a deed to lead to the issue of a certificate or title where the value of the property dealt with thereunder—

(i) does not exceed $250 ........................................ 2.00
(ii) exceeds $250 but does not exceed $1,500 .... 5.00
(iii) exceeds $1,500 but does not exceed $3,000 .. 7.50
(iv) exceeds $3,000 but does not exceed $5,000 .. 10.00
(v) exceeds $5,000 ........................................ 15.00

(b) for supplying a certified copy of any deed where the typescript is provided by the party applying therefor, a fee calculated at the rate of 15 cents per folio or part of a folio of 72 words.

(c) for supplying a certified copy of any deed where the typescript is not provided by the party applying therefor, a fee calculated at the rate of 25 cents per folio or part of a folio of 72 words.

(d) for every certificate of the Registrar certifying the correctness of any deed supplied as aforesaid .......... 1.00

(e) for recording any plan, map or diagram ............... 2.00
SECOND SCHEDULE (cont.)

(f) for every search not exceeding one hour ........................ 0.50

(g) and for every additional hour or part of any hour of search ......................................................... 0.25

(h) for any uncertified memorandum, made by the party searching, of the contents of any document ......... 0.50

(i) recording any power of attorney or deed containing a power to represent another person-

   (i) if for a particular occasion or a single transaction 1.00
   (ii) if generally 5.00

Value of lease or licence. 12. The value of a lease for a term of less than ten years or a licence shall be the annual rent multiplied by the number of years comprising the term or licence.

General

Certified copies. 13. Supplying a certified copy of any document in the Registry in respect of which no other fee is prescribed, per folio of 72 words-

   (a) where the typescript is provided by the party applying therefor ......................................................... 0.15

   (b) where the typescript is not provided by the party applying therefor .................................................... 0.25

Filing of documents. 14. Filing of any affidavit or other document, not being an affidavit or other document filed with an application for the issue of a certificate of title ........................................................................................................... 0.50
SECOND SCHEDULE (cont.)

15. All work or services to be done or rendered for which a fee is not prescribed by these Rules, a fee to be fixed by the Registrar not exceeding ................................................................. 10.00

16. For inserting any notice in the Gazette by the Registrar of an application for a certificate of title or any other notice required by these Rules to be published in the Gazette ........................................ 10.00

PART II
COSTS OF ATTORNEY-AT-LAW PERFORMING WORK UNDER THE RULES

1. Taking instructions for, drawing and all attendances at the Registry for filing all necessary documents to lead to the issue of a certificate of title to any land, estate, interest, power or right and for all consultations, interviews and investigations of title where the value of the land, estate, interest, power or right-

   (a) does not exceed $250 ............................................... 10.00
   (b) exceeds $250 but does not exceed $500 .................. 15.00
   (c) exceeds $500 but does not exceed $2,000 ............ 20.00
   (d) exceeds $2,000 but does not exceed $5,000 ......... 25.00
   (e) exceeds $5,000 but does not exceed $10,000 ....... 50.00
   (f) exceeds $10,000 - for every $5,000 or part of $5,000 over and above $10,000 in addition to the fee of $50... 25.00

2. Taking instructions for, drawing and all attendances at the Registry for registering any document, not being a document to be filed with an application for a certificate of title, a fee not exceeding .......... 5.00

THE SUBSIDIARY LAWS OF BELIZE

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Belmopan, by the authority of the Government of Belize.

REVISED EDITION 2003
SECOND SCHEDULE (cont.)

### Mortgage.

3. Taking instructions for, drawing and all attendances at Registry for registering any deed of mortgage or other charge, or of any incumbrance, where the amount of the principal money or the value, actual or estimated, of the incumbrance—

- (a) does not exceed $500 ..........................................  10.00
- (b) exceeds $500 but does not exceed $1,500 ............  15.00
- (c) exceeds $1,500 but does not exceed $3,000 .......  25.00
- (d) exceeds $3,000 but does not exceed $5,000 .......  40.00
- (e) exceeds $5,000 but does not exceed $7,500 .......  50.00
- (f) exceeds $7,500 but does not exceed $10,000 ......  70.00
- (g) exceeds $10,000 - for every $1,000 over and above $10,000 in addition to the fee of $70 ...............  5.00

### Assignment of mortgage, etc.

4. Taking instructions for, drawing and all attendances at the Registry for registering any assignment of any mortgage, charge or incumbrance, a fee not exceeding .................................  15.00

### Cancellation.

5. Taking instructions for, drawing and all attendances at the Registry for registering any cancellation of a mortgage, charge or incumbrance, a fee not exceeding .................................  10.00

### Taxing costs.

6. In case of any dispute between an Attorney-at-Law and his client as to the proper charges under these Rules, the costs may, upon a proper bill being delivered by the Attorney-at-Law to the client, be taxed by the Registrar in accordance with the Rules of the Supreme Court and these Rules, and may be enforced in the ordinary manner as costs between Attorney-at-Law and client are enforced under the law.