



BELIZE

**REGISTERED LAND ACT
CHAPTER 194**

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



BELIZE

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This edition contains a consolidation of the following laws-

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REGISTERED LAND RULES

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CHAPTER 194

REGISTERED LAND RULES

ARRANGEMENT OF RULES

1. Short title.
2. Forms of register.
3. Forms of certificate.
4. Other forms.
5. Verification of instruments.
6. Fees.
7. Assessment of fees.
8. Refund of fees.
9. Registry hours of business for public transaction.

FIRST SCHEDULE

SECOND SCHEDULE

THIRD SCHEDULE

FOURTH SCHEDULE

FIFTH SCHEDULE

CHAPTER 194**REGISTERED LAND RULES**

(Section 156)

25/1978.
Ch. 157.*[15th April, 1978]*

- Short title. 1. These Rules may be cited as the
- REGISTERED LAND RULES.**
- Forms of Register. 2. A register shall be in one of the forms prescribed in the First Schedule.
- Forms of certificate. 3. A land certificate and certificate of lease shall be in the appropriate form prescribed in the Second Schedule.
- Other forms. 4. Other forms required to be used under the Act are prescribed in the Third Schedule.
- Verification of Instruments. 5. (1) In addition to the Registrar, the public officers and other persons specified in the Fourth Schedule may verify any instrument for the purposes of section 110 of the Act.
- (2) The form of certificate prescribed for the purposes of subsection (5) of section 110 is as follows:

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

.....
Signature and designation of person certifying

and the person certifying shall, if he has a seal or a stamp of office, affix an impression of such seal or stamp to the certificate.

6. The fees payable by virtue of section 152 are prescribed in the Fifth Schedule: Fees.

Provided that no fee shall be charged for the preparation or registration of any instrument in respect of any dealing in favour of the Government or in respect of any business transacted by or on behalf of the Crown or Government for a public purpose.

7. (1) Where a fee is calculated *ad valorem*, the value of the land concerned shall be deemed to be the amount that such land would have realised if sold in the open market by a willing seller at the time when the application for registration is made and such value shall be declared by the person applying for registration. Assessment of fees.

(2) If the Registrar is not satisfied that the value of the land has been correctly declared, he may make such enquiries as he may think fit and may himself assess its value.

8. No fee shall be refunded except by order of the Registrar. Refund of fees.

9. The Registry will be open for the transaction of business with the public from 10 a.m. to 12 noon and 2 p.m. to 4 p.m. on Mondays to Fridays inclusive, public holidays excepted. Registry hours of business for public transaction.

**FIRST SCHEDULE
BELIZE - LAND REGISTER
A - Property Section**

EDITION

OPENED

NATIONAL/PRIVATE	APPURTENANCES	
<i>Nature of title:</i> ABSOLUTE/PROVISIONAL		Registration Section Block No. Parcel No. Name of Parcel
<i>Origin of title:</i> FIRST REGISTRATION MUTATION NO.		Approx. area

B - Proprietor Section

ENTRY NO.	DATE	INSTRUMENT NO.	NAME AND ADDRESS OF PROPRIETORS	SIGNATURE OF REGISTRAR

FIRST SCHEDULE (cont.)

C - Incumbrances Section

No.

ENTRY NO.	DATE	INSTRUMENT NO.	NATURE OF INCUMBRANCE	FURTHER PARTICULARS	SIGNATURE OF REGISTRAR

**FIRST SCHEDULE (cont.)
BELIZE - LAND REGISTER
A - Property Section**

EDITION
OPENED

NATURE OF LEASE	SUMMARY OF LEASE	
LEASEHOLD	Lessor Lessee Rent Term Form (For appurtenances see the registered Lease)	Registration Section Block No. Parcel No. Name of Parcel Approx. Area

B - Proprietorship Section

ENTRY NO.	DATE	INSTRUMENT NO.	NAME AND ADDRESS OF PROPRIETOR(S)	SIGNATURE OF REGISTRAR

FIRST SCHEDULE

C - Incumbrances Section

No.

ENTRY NO.	DATE	INSTRUMENT NO.	NATURE OF INCUMBRANCE	FURTHER PARTICULARS	SIGNATURE OF REGISTRAR

SECOND SCHEDULE

[Rule 3]

THE 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 interest set forth in
section 31 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 - Incumbrances Section (leases, charges, etc.)

Given under my hand and the seal of the Land Registry this
day of 20 .

.....
Registrar of Lands

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

SECOND SCHEDULE

[Rule 3]

THE 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 31 of the Registered Land Act as may for the time being subsist and affect the land comprised in the lease.

At the date hereof 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.)

THIRD SCHEDULE

[Rule 4]

THE REGISTERED LAND ACT

FORM R.L.1

Transfer of Land

REGISTRATION SECTION	BLOCK	PARCEL
.....

I/WE
IN CONSIDERATION OF
(The receipt whereof is acknowledged) HEREBY TRANSFER to

of
the land comprised in the above-mentioned title.

*The transferees hereby declare that the land is held in common in the following undivided shares:

or jointly and that they (or that first four transferees named) are the trustees for sale of the land.

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.

THE REGISTERED LAND ACT

FORM R.L. 2

*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 the leasehold interest is held in the following undivided shares:

or jointly and that they (or the first four transferees named) are the trustees for sale of the lease.

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.

THE REGISTERED LAND ACT

FORM R.L. 3

Transfer of Charge

REGISTRATION SECTION	BLOCK	PARCEL
.....

I/WE
in consideration of
(the receipt is hereby acknowledged) HEREBY TRANSFER TO
OF
the charge shown as entry number _____ in
the incumbrances section of the register relating to the above-mentioned title.

The transferor declares that the amount of principal and interest owing
by the charger at the date hereof is:

(and the Charger 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 Charger }
in the presence of: }

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

THE REGISTERED LAND ACT

FORM R.L. 4

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 incumbrances section of the register of 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 the said interest is held in common in the following undivided shares:

or jointly and that they (or the first four transferees named) are the trustees for sale of the said interest.

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.

THE REGISTERED LAND ACT

FORM R.L. 5

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 incumbrances
 section of the register relating to the above-mentioned title.

*The transferees hereby declare that the profit is held in common in the following undivided shares:

or jointly and that they (or the first four transferees named) are the trustees for sale of the profit.

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.

THE REGISTERED LAND ACT

FORM R.L. 6

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) the interest of the deceased comprised) in the register relating to the above-mentioned title.

*The transferees declare the interest is held in common in the following undivided shares:

or jointly and that they (or the first four transferees named) are the trustees for sale of the interest.

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.

THE REGISTERED LAND ACT

FORM R.L. 7

Lease/Sub Lease

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 55 to 58 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 the lease is held in common in the following
undivided shares:

or jointly and that they (or the first four lessees named) are trustees for sale of
the lease.

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.

THE REGISTERED LAND ACT

FORM R.L. 8

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 incumbrances 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 70 of the above law, 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 _____ of _____ together with any interest then due.

And I/WE the above named Chargor(s) hereby acknowledge that we understand the effect of section 75 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: }

*Delete if not applicable.

THE REGISTERED LAND ACT

FORM R.L. 9

Discharge of Charge

REGISTRATION SECTION	BLOCK	PARCEL
.....

I/WE

HEREBY DISCHARGE the charges shown as entry number in the incumbrances 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: }

THE REGISTERED LAND ACT

FORM R.L. 10

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.

THE REGISTERED LAND ACT

FORM R. L. 11

Grant of Easement

REGISTRATION SECTION	BLOCK	PARCEL
.....

I/WE

in consideration of
 (the receipt 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: }

THE REGISTERED LAND ACT

FORM R.L. 12

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 abovementioned 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:

THE REGISTERED LAND ACT

FORM R.L. 13

Release or Profit, Easement or Restrictive Agreement

REGISTRATION SECTION

BLOCK

PARCEL

.....

.....

.....

I/WE

being the person now entitled to the benefit of the (easement) (profit) (restrictive agreement) shown as entry number in the incumbrances 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: }

THE REGISTERED LAND ACT

FORM R.L. 14

Application for Partition

REGISTRATION SECTION	BLOCK	PARCEL
.....

I/WE

*(Being the trustees for sale of the land comprised in the above-mentioned title)

HEREBY APPLY for the said land to be partitioned in' the following manner:

Dated this day of 20 .

Signed by the applicant(s) }
in the presence of: }

**Delete if not applicable.*

THE REGISTERED LAND ACT

FORM R.L. 15

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 power hereby given.

(if the power is to be limited to particular acts only delete everything after 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: }

THE REGISTERED LAND ACT

FORM R. L. 16

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:

- (a) by me;
- or
- (b) by the (death) (bankruptcy) (disability) of the donor,
- or
- (c) 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:

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

THE REGISTERED LAND ACT

FORM R.L. 17

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 present interest in the land comprised in the above-mentioned title, and in support thereof attach the Grant as required by section 119 of the Registered Land Act.

Dated this day of 20 .

Signed by the Representative:
in the presence of:

THE REGISTERED LAND ACT

FORM R.L. 18

*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:

THE REGISTERED LAND ACT

FORM R.L. 19

Application for First Registration

REGISTRATION SECTION	BLOCK	PARCEL
.....

I/WE
OF
HEREBY APPLY for first registration of the land comprised in above-mentioned title.

I/WE hold the following interest in the above-mentioned land and the following documents evidencing this interest are attached hereto.

*I/WE propose to deal in the above-mentioned interest immediately:

Dated this day of 20 .

Signed by the applicant:
in the presence of:

*Delete if not applicable.

THE REGISTERED LAND ACT

FORM R.L. 20

Notice of Intention to Appeal to the Supreme Court

REGISTRATION SECTION

BLOCK

PARCEL

.....

I/WE

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

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

My/Our grounds of appeal are as follows:

Dated this day of 20 .

.....
Signature of Appellant

THE REGISTERED LAND ACT

FORM R.L. 21

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

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.

REGISTERED LAND ACT

FORM R.L. 22

Application for Certified Copy

REGISTRATION SECTION	BLOCK	PARCEL
.....

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

Signature

Address

Date

THE REGISTERED LAND ACT

FORM R.L. 23

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 45 (1) of the Registered Land Act. The written consent of the proprietor accompanies this application.

Date 20 .

Signature of applicant or his Attorney-at-Law

Address

.....
.....

*Delete if not applicable.

To be submitted in duplicate.

THE REGISTERED LAND ACT

FORM R.L. 24

*Certificate of Official Search***REGISTRATION SECTION BLOCK PARCEL**

.....

On the day of 20 .
the following were subsisting entries on the register to the above-mentioned
title:

PART A - PROPERTY SECTION

PART B - PROPRIETORSHIP SECTION

PART C - INCUMBRANCES 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

THE REGISTERED LAND ACT

FORM R.L. 25

Mutation

REGISTRATION SECTION	BLOCK	PARCEL
.....

MUTATION NUMBER

I. Registrar's Instructions to Chief Surveyor (with Sketch if necessary)

Date: Registrar of Lands

II *Action by Chief Surveyor*

Name of surveyor and date of survey:
 Names of parties on the land at the time of survey:
 Numbers and areas of new parcels:
 Areas calculated by:

To Registrar of Lands

I certify that the Registry Map has been amended.

Date: Chief Surveyor

III *To Chief Surveyor*

Registration has been effected

Date: Registrar of Lands

To be completed in triplicate.

FOURTH SCHEDULE

[Rule 5]

**VERIFICATION OF INSTRUMENTS: PRESCRIBED
OFFICERS AND OTHER PERSONS**

A Judge, Magistrate or Justice of the Peace.

The Registrar of the Supreme Court.

Superintendent of Prisons.

A Lands Officer.

An Attorney-at-Law.

A bank official.

FIFTH SCHEDULE

[Rule 6]

FEES

	\$	c
1. On application for a Land Certificate or a Certificate of Lease.	15	00
2. On application for any instrument to be prepared in Registry except where item 3 applies.	20	00
3. On application for any instrument to be prepared in the Registry which in the opinion of the Registrar, required substantial addition to or variations from the prescribed form.		Such fees not exceeding \$100.00 as the Registrar may assess.
4. On application for registration of filing of any instrument.	15	00
5. For opening new registers consequent upon partition, sub-division or combination, for each parcel resulting.	15	00
6. On application to inspect a register for each register inspected.	5	00
7. On application for an official search.	10	00
8. On application for a copy of any register or instrument for every page copied-		

	<i>a)</i> if certified	20	00
	<i>(b)</i> if uncertified	10	00
9.	On application for a copy of the registry map, or for a copy of any filed plan, for every sheet copied-		
	<i>(a)</i> certified	20	00
	<i>(b)</i> uncertified	10	00
10.	On application by any person under section 13 of the Act for first registration of land in a compulsory registration area.	\$5.00 plus any charges which might be incurred by the Registrar.	
11.	On application by any person under section 21 of the Act for fixing a boundary and for fixing a disputed boundary on the order of the Registrar on first registration.	\$40.00 for every hour or part of an hour, of the time involved together with any expenses incurred by the Registrar.	
12.	For any act, matter or thing not otherwise specifically hereinbefore provided.	100	00