

LEGAL NOTICE NO. 77

THE LAND REGISTRATION ACT

(Cap. 300)

IN EXERCISE of the powers conferred by sections 102 and 110 of the Land Registration Act, 2012, the Cabinet Secretary for Lands, Public Works, Housing and Urban Development makes the following Regulations –

THE LAND REGISTRATION (GENERAL) (AMENDMENT)
REGULATIONS, 2024

1.. These Regulations may be cited as the Land Registration General) (Amendment) Regulations, 2024.

2. Regulation 97 of the Land Registration (General) Regulations, 2017 herein after referred to as the “principal Regulations” is amended—

(a) by inserting the following new paragraph immediately before paragraph (1)–

(1) The fees and charges payable for the registration of documents or instruments and any other transaction shall be as prescribed in the Seventh Schedule.

(b) by renumbering paragraph (1) and (2) as (2) and (3), respectively.

3. The principal Regulations are amended by adding the Schedule set out in the Schedule to these Regulations immediately after the Sixth Schedule.

4. The Land Registration (General) (Amendment) Regulations, 2024 are revoked.

SCHEDULE

SEVENTH SCHEDULE. (r. 97(1))

SERVICES	FEES (KSHS.)
Application for official search under section 34 of the Act (online and manual).	1,000
Application for registration of documents/instruments in the prescribed forms and any other whose forms are not prescribed.	1,000
Incorporation of a trust.	10,000
Corporation certificate.	1,500
Notice of change of corporation membership.	1,000
Notice of change of corporation board membership.	1,000
Public notice on the termination of sectional status.	1,000

Conversion of sub-leases/long-term leases.	1,000
Issuance of certificate of title or certificate of lease.	2,500
Resubmission for registration of any document previously rejected because of an error thereon or for failure to comply with any pre-requisite of registration (per document rejected)	1,000
Replacement of title.	2,500
Opening new registers resulting from adjudication, new lease, sectional units, partition, amalgamation or subdivision for each parcel.	1,000
Rectification of the register or change /correction of name not occasioned by the land registrar under section 79(1) and (3).	2,000
Preparation of a surrender of lease, discharge of charge, release of easement, release of profit or lease of restrictive agreement, application to sever a joint proprietorship, application for partition, notice of revocation of power of attorney or a caution under section 36 of the Act.	5,000
Application for approval of a form not provided in the prescribed forms or which in the opinion of the land registrar requires substantial additions to or variations from the prescribed form.	3,000 upon approval by the Chief Land Registrar.
Application for re-establishing a missing boundary or ascertainment of a boundary in dispute under section 16(4) of the Act.	3,000
Application for ascertaining and fixing boundaries under section 19 of the Act.	3,000
Placement of caution or restriction other than restriction by the land registrar or government entities under section 71 of the Act.	1,000
Any formal proceeding or hearing including caution, removal of caution, restriction, double registration, correction/change of name conducted by the registrar under section 14 of the Act.	3,000
Application for certified copies of the proceedings arising from the determination of the Land Registrar or Chief Land Registrar under section 34 of the Act.	1,000 for the first 10 pages, 100 for each additional page.
Appeals to the Chief Land Registrar from an order of the Land Registrar under section 14 of the Act.	5,000
Attending court or a place outside the office for a day or less than a day.	3,000 plus transport as per the AA rates.
Attending court or a place outside the office for more than a day.	3,000 plus transport as per the AA rates and daily subsistence

	allowance as may be prescribed by the Salaries and Remuneration Commission.
Application for certified copies of instruments under section 34 of the Act.	1,000 per instrument of 10 or less pages, 100 for each additional page.
Attestation of mutations/ sectional plans.	1,000 for 1-5 portions/units, plus 500 for additional 6-10 portions/units, plus 250 for additional portion/unit above 10 units.
Application to convert land from one category to another.	1,500
Attestation by the Registrar under section 45 of the Act.	2,500
Professional advice on any registration matters by the Land Registrar/ Chief Land Registrar.	3,000

Made on the 11th April, 2024.

ALICE WAHOME,
*Cabinet Secretary for Lands, Public Works,
Housing and Urban Development.*