

Supplement No. 11 published with Gazette No. 16 of 11th August, 2003.

**REGISTERED LAND LAW  
(1995 Revision)**

**REGISTERED LAND RULES  
(2003 Revision)**

Revised under the authority of the Law Revision Law (1999 Revision).

The Registered Land Rules, 1972 made the 5th September, 1972.

Consolidated with Law 4 of 1997 (part) enacted the 24th March, 1997, and with the-

Registered Land (Amendment) Rules, 1977 made the 1st November, 1977

Registered Land (Amendment) Rules, 1979 made the 20th March, 1979

Registered Land (Amendment) Rules, 1985 made the 29th October, 1985

Registered Land (Amendment) Rules, 1991 made the 20th August, 1991

Registered Land (Amendment) Rules, 1995 made the 28th March, 1995

Registered Land (Amendment) (Street Addressing) Rules, 1998 made the 10th February, 1998

Registered Land (Amendment) Rules, 1999 made the 8th June, 1999.

Registered Land (Amendment) (Time for Registration) Rules, 2000 made the 12th September, 2000

Registered Land (Amendment) Rules, 2003 made the 2nd April, 2003.

And as amended by the -

Cayman Islands (Constitution) (Amendment) Order 2003 (U.K.S.I. 2003 No. 1515) made the 12th June, 2003.

Consolidated and revised this 8th day of July, 2003.

*Note (not forming part of the Rules): This revision replaces the 2001 Revision which should now be discarded.*



**REGISTERED LAND RULES  
(2003 Revision)**

**ARRANGEMENT OF RULES**

1. Citation
2. Form of register
3. Forms of certificates
4. Other forms
5. Verification of instruments
6. Fees
7. Assessment of fees
8. Refund of fees
9. Registry hours of business for public transactions
10. Waiver of fees: Cayman Brac, Little Cayman
  - First Schedule: The Registers
  - Second Schedule: Certificates
  - Third Schedule: Forms
  - Fourth Schedule: Fees



**REGISTERED LAND RULES**  
**(2003 Revision)**

1. These rules may be cited as the Registered Land Rules (2003 Revision). Citation
2. A register shall be in one of the forms prescribed in the First Schedule. Form of register
3. A land certificate and certificate of lease shall be in the forms prescribed in the Second Schedule. Forms of certificates
4. Other forms required to be used under the Law shall be in the forms prescribed in the Third Schedule. Other forms
5. (1) In addition to the Registrar, a Judge, a Magistrate, a Justice of the Peace, an Officer for the purposes of Part I of the Oaths Law (1996 Revision), a Notary Public and the District Commissioner, Cayman Brac are public officers for the purposes of section 107(1). Verification of instruments 1996 Revision

(2) The form of certificate prescribed for the purpose of section 107(5) 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 of Public Officer”,

and the public officer 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 under section 157(1), are prescribed in the Fourth 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 Crown or 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

*Register Land Rules (2003 Revision)*

(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 access its value.

Refund of fees

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

Registry hours of  
business for public  
transactions

9. The Registry shall be open for the transaction of business with the public between 10 a.m. and 4 p.m. on Mondays to Fridays inclusive, public holidays excepted.

Waiver of fees: Cayman  
Brac, Little Cayman

10. The Governor in Cabinet may, from time to time, waive or reduce any or all of the fees specified in the Fourth Schedule in relation to any person or group of persons in Cayman Brac or Little Cayman.

**FIRST SCHEDULE**

**THE REGISTER**

**rule 2**

**CAYMAN ISLANDS**

**LAND REGISTER**

Edition  
Opened

**A-PROPERTY SECTION**

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

**B-PROPRIETORSHIP SECTION**

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

(Back)

**C-INCUMBRANCES SECTION**

Entry No.	Date	Instrument No.	Nature of incumbrance	Further particulars	Signature of Registrar

**CAYMAN ISLANDS**

**LAND REGISTER**

**rule 2**

Edition  
Opened

**A-PROPERTY SECTION**

Nature of title	Summary of Lease	No
LEASEHOLD	Lessor- Lessee Rent Term           From (For appurtenances see the registered lease)	Registered Section Block & Parcel No. Name of Parcel Street Address Approx. Area

**B-PROPRIETORSHIP SECTION**

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

(Back)

**C-INCUMBRANCES SECTION**

Entry No.	Date	Instrument No.	Nature of incumbrance	Further particulars	Signature of Registrar





**THIRD SCHEDULE**

**FORMS**

**rule 4**

**FORM RL1**

**REGISTERED LAND LAW**

**(1995 Revision)**

**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.*

**FORM RL2**

**REGISTERED LAND LAW**

**(1995 Revision)**

**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.*

**FORM RL3**

**REGISTERED LAND LAW**

**(1995 Revision)**

**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 incumbrances 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 to 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.*

**FORM RL4**

**REGISTERED LAND LAW**

**(1995 Revision)**

**TRANSFER BY CHARGE 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 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.*

**FORM RL5**

**REGISTERED LAND LAW**

**(1995 Revision)**

**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 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.*

**FORM RL6**

**REGISTERED LAND LAW**

**(1995 Revision)**

**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*

**FORM RL7**

**REGISTERED LAND LAW**

**(1995 Revision)**

**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.*

**FORM RL8**

**REGISTERED LAND LAW**

**(1995 Revision)**

**LEASE/SUB-LEASE**

REGISTRATION SECTION

BLOCK

PARCEL

**I/We**

**hereby lease/sub-lease to**

of

the land comprised in the above-mentioned title/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 \_\_\_\_\_, 20\_\_\_\_ at the rent of \_\_\_\_\_ payable \_\_\_\_\_ subject to sections 52 and 53 of the Law, 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.*

**FORM RL9**

**REGISTERED LAND LAW**

**(1995 Revision)**

**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 cent per annum payable subject to section 67 of the Law, unless here negatived, modified or added to. *(Here set forth any variation, or make reference to any attached document).*

The principal sum shall be repaid on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ together with any 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 Law (1995 Revision).

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed by the Chargor  
in the presence of-

Signed by the Chargee  
in the presence of-

**FORM RL10**

**INSTRUMENT NO.**

**CAYMAN ISLANDS**

**REGISTERED LAND LAW**

**(1995 Revision)**

**CHARGE  
(GCR O.50, r.1A(2))**

REGISTRATION SECTION

BLOCK

PARCEL

The Registrar of Lands is hereby directed pursuant to an order of the Grand Court made on *(state date)* in Cause No. *(state number)* to register a charge relating to the above-mentioned title to secure payment to *(state name and address of judgment creditor)* the principal sum of *\$(state amount)* (including pre-judgment interest and costs) together with post-judgment interest thereon at the daily rate of *\$(state amount)* from *(state date)*.

Dated this                      day of                      , 20                      .

Judge of the Grand Court

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**FOR OFFICIAL USE ONLY**

I, the Registrar of Lands in the Cayman Islands hereby certify that this document was received by me for registration on the                      day of                      , 20                      and that Land Registry fees at CIS                      relating thereto have been paid.

**REGISTERED**

This                      day of                      , 20                      .

Registrar of Lands

**REGISTRAR OF LANDS**

**FORM RL11**

**REGISTERED LAND LAW**

**(1995 Revision)**

**DISCHARGE OF CHARGE**

REGISTRATION SECTION

BLOCK

PARCEL

**I/We**

**hereby discharge** the charge 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-







**FORM RL15**

**REGISTERED LAND LAW**

**(1995 Revision)**

**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 parcel number  
following easements-

the

Dated this            day of            , 20    .

Signed by the Grantor  
in the presence of-

Signed by the Grantee  
in the presence of-

*\*Delete if not applicable.*

**FORM RL16**

**REGISTERED LAND LAW**

**(1995 Revision)**

**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-

*\*Delete if not applicable.*

**FORM RL17**

**REGISTERED LAND LAW**

**(1995 Revision)**

**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 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-

**FORM RL18**

**REGISTERED LAND LAW**

**(1995 Revision)**

**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-

**FORM RL19**

**REGISTERED LAND LAW**

**(1995 Revision)**

**APPLICATION FOR PARTITION**

REGISTRATION SECTION

BLOCK

PARCEL

**I/We**

**hereby apply** for the land comprised in the above-mentioned title be partitioned in the following manner-

Dated this            day of            , 20       .

Signed by the Applicant  
in the presence of-

**FORM RL20**

**REGISTERED LAND LAW**

**(1995 Revision)**

**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-

**FORM RL21**

**REGISTERED LAND LAW**

**(1995 Revision)**

**NOTICE OF REVOCATION OF A POWER OF ATTORNEY**

REGISTRATION SECTION                      BLOCK                      PARCEL

**I/We**

**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-

**FORM RL22**

**REGISTERED LAND LAW**

**(1995 Revision)**

**APPLICATION TO BE REGISTERED AS PROPRIETOR BY TRANSMISSION**

REGISTRATION SECTION                      BLOCK                      PARCEL

**I/We**

as personal representative(s) 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 attach the Grant as required by section 116 of the Registered Land Law (1995 Revision).

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_ .

Signed by the Representative  
in the presence of-

**FORM RL23**

**REGISTERED LAND LAW**

**(1995 Revision)**

**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/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-

**FORM RL24**

**REGISTERED LAND LAW**

**(1995 Revision)**

**NOTICE OF INTENTION TO APPEAL TO THE GRAND COURT**

REGISTRATION SECTION

BLOCK

PARCEL

**I/We**

**hereby give notice** that **I/We** intend to appeal to the Grand 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 of Appellant

**FORM RL25**

**REGISTERED LAND LAW**

**(1995 Revision)**

**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.

**FORM RL26**

**REGISTERED LAND LAW**

**(1995 Revision)**

**APPLICATION FOR CERTIFIED COPY**

REGISTRATION SECTION                      BLOCK                      PARCEL

**I hereby apply** for certified copy/copies of the following:

Signature  
Address  
Date                      , 20                      .

**FORM RL27**

**REGISTERED LAND LAW**

**(1995 Revision)**

**APPLICATION FOR OFFICIAL SEARCH**

REGISTRATION SECTION                      BLOCK                      PARCEL

**I hereby apply** for an official search of the register relating to the abovementioned 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 Law (1995 Revision). 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.*

**FORM RL28**

**REGISTERED LAND LAW**

**(1995 Revision)**

**CERTIFICATE OF OFFICIAL SEARCH**

REGISTRATION SECTION                      BLOCK                      PARCEL

On the                                      day of                                      , 20                      , the following were subsisting entries on the register relating 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

**FORM RL29**

**REGISTERED LAND LAW**

**(1995 Revision)**

**MUTATION**

**No.**

REGISTRATION SECTION	BLOCK	PARCEL
Survey Reference	Area(s)	

TO CHIEF SURVEYOR  
*(State action required)*

Date

Registrar of Lands

<b>(For use of Survey Office)</b>	<b>Number and area of parcels</b>	<b>State number and area of new parcels and (where required) of old parcels; insert headings as necessary</b>
Area(s) calculated by:	Date:	
Registry Map amended by:	Date:	

TO REGISTRAR OF LANDS

I certify that the Registry Map has been amended.

Date

Chief Surveyor

*(For use of Registrar of Lands)*  
Entered in Register(s)

Date

Registrar of Lands

**FOURTH SCHEDULE****rule 6**

<b>Fees</b>		\$
1.	On application for-	
	(i) land or certificate of lease	50
	(ii) certificate under section 107 (2)	50
	(iii) declaration of lost or destroyed certificate under section 34	50
2.	On application for any instrument to be prepared by the Registry except where item 3 applies	50
3.	On application for any instrument to be prepared in the Registry which in the opinion of the Registrar requires substantial addition to or variations from the prescribed form	Such fee not exceeding \$150 as the Registrar may assess
4.	On application for the registration or filing of any instrument	50
5.	For opening new registers consequent upon partition, subdivision or combination, for each parcel resulting	50
6.	On application to inspect a register, for each register inspected	5
7.	On application for an official search	50
8.	On application for a copy of any register or instrument, for every sheet copied -	
	(a) if certified	10
	(b) if uncertified	7
9.	On application for-	
	(a) a digital plot of a registry map-	
	(i) if certified	30
	(ii) if uncertified	15
	(b) a copy of any filed plan, for every sheet copied-	
	(i) if certified	20
	(ii) if uncertified	10
	(c) a digital copy of a parcel-centred extract of the Registry map-	
	(i) if certified	10
	(ii) if uncertified	5

- |     |   |   |
|-----|---|---|
| 10. | On application by any person to fix a boundary under section 18(1)                    | \$100 for every hour, or part of an hour, of the time involved together with any expenses incurred by the Registrar |
| 11. | For any act, matter or thing not otherwise specifically provided for in this Schedule | 50.   |

Publication in consolidated and revised form authorised by the Governor in Cabinet revised this 8th day of July, 2003.

Carmena Watler  
Clerk of Cabinet

Price (\$ 7.20)