

GOVERNMENT OF ZAMBIA

STATUTORY INSTRUMENT NO. 21 OF 2004

**The Lands and Deeds Registry Act**  
(Laws, Volume 12, Cap.185)

**The Lands and Deeds Registry (Amendment)**  
**Regulations, 2004**

IN EXERCISE of the powers contained in section *Ninety-two* of the Lands and Deeds Registry Act, the following Regulations are hereby made:

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| 1. The Regulations may be cited as the Lands and Deeds Registry (Amendment) Regulations, 2004 and shall be read as one with the Lands and Deeds Registry Regulations, 1996, in these Regulations referred to as the principal Regulations. | Title<br>S.I. No. 67 of<br>1996                         |
| 2. The principle Regulations are amended by the revocation of the First Schedule and the substitution thereof of the First Schedule set out in the Appendix to these Regulations.  | Revocation<br>and replace-<br>ment of First<br>Schedule |

APPENDIX  
(Regulations 2)

SCHEDULE  
(Regulation 10)

PRESCRIBED FEES

CATEGORY I

Registration fees shall be chargeable at 2% of the market value of the property. The documents falling under this category shall be assignments, transfers and similar documents.

CATEGORY II

The registration of documents under this category shall be chargeable as in Category I and include mortgages, debentures, charges, further charges, agriculture charges, guarantees, covenants, floating charges and similar documents.

CATEGORY III

Registration fees for documents relating to leases, sublease, or agreement for leases and other similar documents for a short-term period shall be calculated on the amount of the annual rent at the rate of two per centum as in Category I for any premium or their fixed amount.

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## CATEGORY IV

	<i>Fee Units</i>
1. Any entry or cancellation on register made pursuant to a court order	278
2. Registration of Deed of Moet, Deed of Gift, Deed of Vesting Assent and other similar specifically mentioned in the Schedule	278
3. Registration of probate or letters of appointment of administratorship	278
4. Transmission on the death of a joint tenant	278
5. Entry of Notice of the death of a registered owner with particulars of representation	278
6. Entry of cancellation of any notice	278
7. Registration of any notice of the existence of any burden	278
8. Entry of an appurtenant	278
9. Registration of common leasehold schedule	278
10. Correction of register in accordance with sub-section (2) of section 11, of the Act except where the correction relates to an incorrect entry or omission from the register in consequence of an error made in the Lands and Deeds Registry in which no fee shall be payable	278
11. Entry of cancellation of a notice of deposit of certificate of title or sublease	278
12. Entry or withdrawal of a caveat where the interest shown is that of—	
(a) intending purchaser, intending mortgagee, intending transferee or other such similar interest; or	556
(b) such interest not included in (a) above.	278
13. Any entry or cancellation on a register not otherwise provided for in this Schedule	278

## CATEGORY V

The fee charges under this part shall be payable and shall apply in respect of the Lands Register and the Common Leasehold Register.

1. Preparation and issue of certificate of title	278
2. Preparation and issue of provisional certificate of title	278
3. Registration of certificate of title	278
4. Registration of a provisional certificate of title	278
5. Certifying copy of any printed State consent granted, printed surrender to the President or other similar document	56

CATEGORY V		<i>Fee Units</i>
6. Certifying a copy or any other document		56
7. Making a certified copy of any registered document, for a copy of each page of the document		112
8. (a) issuance of duplicate certificate of title		1112
9. Personal search and examination of index of names		56
10. Computer print-out of entries in a specified folio		139
11. Official search as to entries in a specified folio including certificate of the result of search		556
12. For every entry in the register recorded on the certificate of the official search		28
13. Official search in the index of names, including certificate of result of such search		278
14. For every registration, entry, cancellation certificate of act done in the Registry, or a District Registry, not being any or the matters or things mentioned above		278
CATEGORY VI		
1. For each registration of document made under section 10 of the Act in the Miscellaneous Register, the fee payable shall be—		
(a) for each registration-		278
(b) for making certified copy of each page of document.		56
2. Registration of bill of Sale		556

LUSAKA

9th February, 2004

J. K. KAPIJIMPANGA,  
*Minister of Lands*