

[Rev. 2012]

-
1. Citation.
 2. Form of register.
 3. Forms of certificates.
 4. Other forms.
 5. Saving of forms under Cap. 283 and Cap. 281.
 6. Forms to be in English.
 7. Verification of instructions.
 8. Fees.
 9. Assessment of fees.
 10. Payment of fees.
 11. Registrar not to prepare instruments in certain cases.
 12. Deposit on account of fees.
 - 12A. Disputed boundary—minimum fee.
 13. Refund of fees.

SCHEDULES

FIRST
SCHEDULE

—

THE REGISTER

SECOND
SCHEDULE

—

FORMS

THIRD
SCHEDULE

—

FORMS

FOURTH
SCHEDULE

—

VERIFICATION OF INSTRUMENTS: PRESCRIBED OFFICERS AND OTHER
PERSONSFIFTH
SCHEDULE

—

FEES

REGISTERED LAND RULES, 1963

[Cap. 300, Sub. Leg., L.N. 605/1963, L.N. 174/1976, L.N. 70/1979, Act No. 1/1987, L.N. 267/1988, L.N. 97/1991, L.N. 296/1994, L.N. 146/2005, L.N. 147/2005, L.N. 148/2005, L.N. 149/2005, L.N. 150/2005, L.N. 151/2005, L.N. 152/2005, L.N. 55/2008, L.N. 9/2010.]

1. Citation

These Rules may be cited as the Registered Land Rules, 1963.

2. Form of register

A register shall be in one of the forms in the First Schedule to these Rules whichever is appropriate; the registration section and the parcel number shall together form the title number, and the parcel number entered in a register in respect of a lease shall contain—

- (a) where the lease is of a whole parcel, the parcel number;
- (b) where the lease is a sublease, a letter suffix unique to that sublease;
- (c) where the lease or sublease is of a portion of a parcel, a subdivisational number unique to that portion,

and letters and subdivisational numbers shall appear in the order in which the respective interests were created.

3. Forms of certificates

A title deed and a certificate of lease shall be in the appropriate form in the Second Schedule to these Rules.

4. Other forms

The forms in the Third Schedule to these Rules shall, subject to section 108 of the Act, be used in all matters to which they refer.

5. Saving of forms under Cap. 283 and Cap. 281

Notwithstanding rules 2, 3 and 4 of these Rules, any register, certificate of freehold title or instrument which complies with the form prescribed under the Land Consolidation Act shall be deemed to comply with these Rules, and a grant for a term of years which was registered under the Registration of Titles Act shall, for the purposes of registration under this Act, be deemed to be a lease.

6. Forms to be in English

All forms shall be clearly and legibly completed in the English language.

7. Verification of instructions

(1) In addition to the Registrar and the persons specified in section 110 of the Act, the public officers and other persons specified in the Fourth Schedule to these Rules may verify any instrument for the purposes of that section.

(2) A certificate for the purpose of subsections (2) and (4) of section 110 of the Act shall be in the following form, which may be printed on, or otherwise incorporated in, any instrument present for registration—

I 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 signatures or makes 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 Registrar or the public officer or other person certifying (if he has a seal or stamp of office) shall affix his seal or stamp of office to the certificate.

8. Fees

The fees specified in the second column of the Fifth Schedule to these Rules shall be paid in respect of the matters specified in the first column of that Schedule:

Provided that—

- (i) no fee shall be payable for the preparation or registration of any instrument in respect of any dealing in favour of the President, the Government, the Permanent Secretary to the Treasury (Incorporated), the Central Land Board, the Settlement Fund Trustees or in a Region, or in respect of any application, notice or caution made, given or presented by or on behalf of any of those persons or, where they are required for official purposes, for a search by or for the issue of any copy to any public officer;
- (ii) where a parcel is identified by reference to more than one sheet of the registry map, the sheets required to identify that parcel shall, for the purposes of any fee, be deemed to be one sheet only.

9. Assessment of fees

Where any fee is calculated ad valorem and no consideration is expressed in the instrument, the value for the purposes of assessment of stamp duty shall be the value on which the fee is calculated.

10. Payment of fees

(1) Except where an instrument has been prepared by the Registrar, every instrument presented for registration shall be accompanied by the prescribed form of application for registration, and the fee payable therefor shall be paid by means of adhesive revenue stamps affixed to that form in the place provided.

(2) The Registrar shall cause to be impressed on all such forms and on all copies thereof a stamp recording the date of presentation in such manner (in the case of the original) as to cancel the stamps affixed in payment of fees, and such impression shall, in the absence of fraud, be conclusive evidence of the date of presentation and that the fees stated in the application to have been paid have been paid.

(3) Unless the Registrar otherwise agrees, fees in all other cases shall be paid in cash.

(4) A restriction under section 136 to secure the payment of additional stamp duty shall be in Form RL 30 in the Third Schedule.

11. Registrar not to prepare instruments in certain cases

(1) Except where one of the parties to a disposition is the President, the Government, the Permanent Secretary to the Treasury (Incorporated), the Central Land Board or the Settlement Fund Trustees, no instrument shall be prepared by the Registrar where the amount or value for the consideration exceeds thirty thousand shillings or where the amount or value of the annual rent or other annual payment reserved exceeds two thousand shillings or where the area of the land exceeds one hundred acres, and the

Registrar may refuse to prepare an instrument in any case where he is of the opinion that the parties to the transaction should obtain the advice of an advocate.

(2) Where an instrument is prepared by the Registrar, his responsibility is limited to the preparation of that instrument, and he shall not be concerned with, nor be in any way liable for, any other issue which may arise between the parties to any transaction.

12. Deposit on account of fees

Where any fee payable for the services of the Registrar or of the Survey of Kenya cannot be assessed until the service required by an application has been completed, the Registrar may require the applicant to deposit with the Registrar such sum not exceeding the maximum amount of the prescribed fee as the Registrar may determine, and he may refuse to proceed with the application until such deposit has been made.

12A. Disputed boundary—minimum fee

The minimum deposit for an application to the Registrar to indicate or determine a disputed boundary shall be four hundred shillings.

13. Refund of fees

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

FIRST SCHEDULE
[Rule 2.]
THE REGISTER

Edition
Opened

PART A – PROPERTY SECTION					
Registration Section		Easements, etc.		Nature of Title	
Parcel No. Approx. Area. acres Registry map sheet No.				ABSOLUTE	
PART B-PROPRIETORSHIP SECTION					
Entry No.	Date	Name of Registered Proprietor	Address and Description of Registered Proprietor	Consideration and Remarks	Signature of Registrar
Title No.			Registration Section	Parcel No.	

FIRST SCHEDULE—*continued*

[Back]

PART C – ENCUMBRANCES SECTION				
Entry No.	Date	Nature of Encumbrance	Further Particulars	Signature of Registrar

FIRST SCHEDULE—*continued*

THE REGISTER
[To be printed on white paper]
[Front]

Edition.
 Opened.

PART A – PROPERTY SECTION

Registration Section	Particulars of Lease	Nature of Title
Parcel No. Approx Area acres. Registry map sheet No.	Lessor Lessee Rent Term From From apurtenances see the registered lease N.B. Where the lease is of a part of a parcel, the parcel number refers to the number shown on the filed plan	LEASEHOLD

PART B – PROPRIETORSHIP SECTION

Entry No.	Date	Name of Registered Proprietor	Address and Description of Registered Proprietor	Consideration and Remarks	Signature of Registrar
1.		Restriction: no disposition by the proprietor shall be registered without the written consent of the lessor (s. 48)			
Title No.			Registration Section	Parcel No.	

FIRST SCHEDULE—*continued*

[Back]

PART C – ENCUMBRANCES SECTION

Entry No.	Date	Nature of Encumbrance	Further Particulars	Signature of Registrar
1.			The agreements, etc., contained or implied in the registered lease.	

SECOND SCHEDULE

[Section 3.]

[Act No. 1 of 1987, s. 3.]

TITLE DEED
 REPUBLIC OF KENYA

Title Number
Approximate Area
Registry Map Sheet No.

This is to certify that

is (are) now registered as the absolute proprietor(s) of the land comprised in the above-mentioned title, subject to the entries in the register relating to the land and such of the overriding interests set out in section 30 of the Registered Land Act as may for the time being subsist and affect the land.

L.S

GIVEN under my hand and the seal of the

District Land Registry this
day of, 20

Land Registrar

(Back)

(To be completed only when the applicant has paid the fee of Sh. 50).

At the date stated on the front hereof, the following entries appeared in the register relating to the land:

(And the rest of the back of the title deed shall be the same as the front and back of the register prescribed in the First Schedule to these Rules)

REGISTRATION OF LAND ACT

[Rule 3.]

[Front]

CERTIFICATE OF LEASE

Title Number
Lessor
Rent
Term

This is to certify that

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 out in section 30 of the Registered Land Act as may for the time being subsist and affect the land comprised in the lease.

Given under my hand and the seal of the

District Registry this day of 20

Land Registrar

SECOND SCHEDULE—*continued*

[Back]

[To be completed only when the applicant has paid the fee of Sh. 25]

At the date stated on the front hereof, the following entries appeared in the register relating to the lease:

PART A—Property Section [easements, etc.]

PART B—Proprietorship Section [inhibitions, cautions and restrictions]

PART C—Encumbrances Section [subleases, charges, etc.]

Land Registrar

THIRD SCHEDULE

[Rule 4.]

[L.N. 146/2005, s. 2, L.N. 147/2005, L.N. 148/2005, L.N. 149/2005,
L.N. 150/2005, L.N. 151/2005, L.N. 152/2005, L.N. 123/2011, s. 2.]

FORM R.L. 1

(L.N. 146/2005)

TRANSFER OF LAND

Title No.:

I/we

in consideration of

(the receipt whereof is acknowledged) TRANSFER

to

of

the land comprised in the above-mentioned title.

The Transferees declare that they hold the land as proprietors in common in the following undivided shares:

.....
[or as joint proprietors].

Dated the 20

Signed by the transferor in
the presence of—



} ID/No.
Pin No.
Signature

THIRD SCHEDULE, FORM R.L. 1—*continued*

Signed by the Transferee
in the presence of—



ID/No.

Pin No.

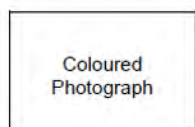
Signature

OR

Sealed with the common seal of the Transferor/Transferee

In the Presence of—

Director



SEAL

ID/No.

Signature

Secretary



ID/No.

Signature

Note: The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number.

FORM R.L. 2

(L.N. 147/2005)

TRANSFER OF LEASE

Title No.:

I/we

in consideration of

(the receipt whereof is acknowledged) TRANSFER

to

THIRD SCHEDULE, FORM R.L. 2—*continued*

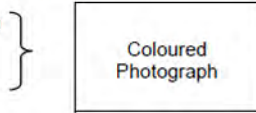
of
the leasehold interest comprised in the above-mentioned title.

The Transferees declare that they hold the leasehold interest as proprietors in common in the following undivided shares:

[or as joint proprietors].

Dated the 20

Signed by the transferor in
the presence of—



ID/No.
Pin No.
Signature

Signed by the Transferee in
the presence of—



ID/No.
Pin No.
Signature

OR

Sealed with the common seal of the Transferor/Transferee

In the Presence of—

Director

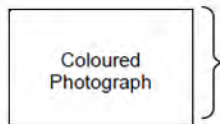


SEAL

ID/No.

Signature

Secretary



THIRD SCHEDULE, FORM R.L. 2—continued

ID/No. }
Signature

Note: The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number.

FORM R.L. 3

(L.N. 148/2005)

TRANSFER OF CHARGE

Title No.:

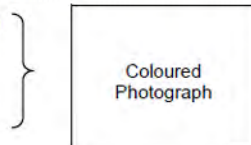
I/we
in consideration of
(the receipt whereof is acknowledged) HEREBY TRANSFER
to
of
the charge shown as entry number in the encumbrances
section of the register of the above-mentioned title.

The Transferor declares that the amount of principal and interest owing by the Chargor at the
date hereof is

[And the Chargor acknowledges that that is the amount now due and owing by him].*

Dated the 20

Signed by the transferor in
the presence of—



ID/No.
Pin No.
Signature

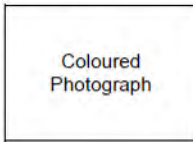
Signed by the Transferee in
the presence of—



ID/No.:
Pin No.
Signature

THIRD SCHEDULE, FORM R.L. 3—continued

Signed by the Chargor in
the Presence of—

}  Coloured
Photograph

} ID/No.
Pin No.
Signature

OR

Sealed with the common seal of the Transferor/Transferee

In the Presence of—

Director

}  Coloured
Photograph

SEAL

ID/No.
Signature

Secretary

}  Coloured
Photograph

ID/No.
Signature

Note: The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number.

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

FORM R.L. 4

(L.N. 149/2005)

TRANSFER BY CHARGE IN EXERCISE OF POWER OF SALE

Title No.:

I/we
having exercised the power of sale conferred upon me/us by the charge shown as entry number
..... in the encumbrances section of
the register of the above-mentioned

THIRD SCHEDULE, FORM R.L. 4—continued

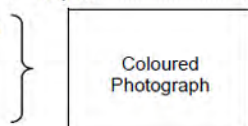
in the register of the above named title, in consideration of
(the receipt whereof is hereby acknowledged) HEREBY TRANSFER to
of the interest comprised in the above-mentioned title.

The Transferees declare that they hold the said interest as proprietors in common in the following undivided shares:

[or as joint proprietors]

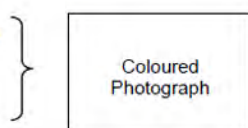
Dated this day of 20

Signed by the transferor in
the presence of—



ID/No.
Pin No.
Signature

Signed by the Transferee in
the presence of—



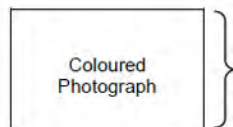
ID/No.
Pin No.
Signature

OR

Sealed with the common seal of the Transferor/Transferee

In the Presence of—

Director



SEAL

ID/No.

Signature

THIRD SCHEDULE, FORM R.L. 4—continued

Secretary

Coloured Photograph	}
------------------------	---

ID/No.

Signature

Note: The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number.

FORM R.L. 5

(L.N. 150/2005)

TRANSFER OF PROFIT

Title No.:

I/we

in consideration of

(the receipt whereof is hereby acknowledged) HEREBY TRANSFER

to

of the profit shown
as entry number in the encumbrances section of 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—

Coloured Photograph

ID/No.
Pin No.
Signature

Signed by the Transferee in
the presence of—

Coloured Photograph

ID/No.
Pin No.
Signature

THIRD SCHEDULE, FORM R.L. 5—continued

OR

Sealed with the common seal of the Transferor/Transferee

In the Presence of—

Director

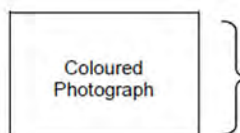


SEAL

ID/No.

Signature

Secretary



ID/No.

Signature

Note: The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number.

FORM R.L. 6

(L.N. 151/2005)

TRANSFER OF UNDIVIDED SHARE

Title No.:

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

THIRD SCHEDULE, FORM R.L. 6—*continued*

Signed by the transferor in
the presence of—



ID/No.
Pin No.
Signature

Signed by the Transferee in
the presence of—



ID/No.
Pin No.
Signature

OR

Sealed with the common seal of the Transferor/Transferee

In the Presence of—

Director



SEAL

ID/No.

Signature

Secretary



ID/No.

Signature

Note: The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number.

THIRD SCHEDULE—continued

FORM R.L. 7

(L.N. 152/2005)

TRANSFER BY PERSONAL REPRESENTATIVE TO PERSON ENTITLED UNDER
A WILL OR ON AN INTESTACY

Title No.:

I/we
as personal representative[s] of
deceased HEREBY TRANSFER to
of

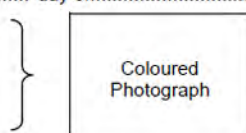
(being the person entitled thereto under the will [or on the intestacy] of the deceased) the interest of
the deceased comprised in the above-mentioned title.

The Transferees declare that they hold that 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—



ID/No.
Pin No.
Signature

Signed by the Transferee in
the presence of—



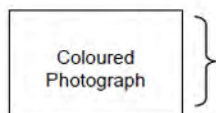
ID/No.
Pin No.
Signature

OR

Sealed with the common seal of the Transferor/Transferee

In the Presence of—

Director



SEAL

THIRD SCHEDULE, FORM R.L. 7—continued

ID/No.

Signature

Secretary



ID/No.

Signature

Note: The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number.

FORM R.L. 8

LEASE

Title No.:

I/We

HEREBY LEASE to

of

the land comprised in the above-mentioned title [or] that portion of the 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 at the

rent of payable

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— }

FORM R.L. 9

CHARGE

Title No.:

I/We

HEREBY CHARGE my/our interest in the above-mentioned title [or the charge shown as entry number

THIRD SCHEDULE, FORM R.L. 9—*continued*

in the encumbrances section of the register of the above-mentioned title] to secure payment to

of

of the principal sum of

with interest at the rate of per centum per annum payable

The principal sum shall be repaid on the

day of together with any interest then due.

And I/we the above-named Chargor[s] hereby acknowledge that we understand the effect of section 74 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— }

FORM R.L. 10

DISCHARGE OF CHARGE

Title No.:

I/We

HEREBY DISCHARGE the Charge shown as entry number in
the encumbrances section of the register of the above-mentioned title wholly [or in relation to.....

.....].

Dated this day of 20

Signed by the Chargee
in the presence of— }

FORM R.L. 11

SURRENDER OF LEASE

Title No.:

I/We

in consideration of*

(the receipt whereof is 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— }

THIRD SCHEDULE, FORM R.L. 11—*continued*

Signed by the Lessor
in the presence of— }

* Delete if no monetary consideration.

FORM R.L. 12

GRANT OF EASEMENT

Title No.:
I/We
in consideration of
(the receipt whereof is acknowledged) HEREBY GRANT
to
of the proprietor of the interest comprised in title number
the following easement:

Dated this day of 20
Signed by the Grantor }
in the presence of— }
Signed by the Grantee }
in the presence of— }

FORM R.L. 13

GRANT OF PROFIT

Title No.:
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 comprised in title number].

Dated this day of 20
Signed by the Grantor }
in the presence of— }

THIRD SCHEDULE—*continued*

FORM R.L. 14

RELEASE OF EASEMENT, PROFIT OR RESTRICTIVE AGREEMENT

Title No.:
I/We
being the person(s) now entitled to the benefit of the [easement] [profit] [restrictive agreement]
shown as entry number in the encumbrances section of
the register of the above-mentioned title HEREBY RELEASE the [easement] [profit] [restrictive
agreement].

Dated this day of 20
Signed in the }
Presence of— }

FORM R.L. 15

SEVERANCE OF JOINT PROPRIETORSHIP

Title No.:

I/We

HEREBY SEVER our joint proprietorship of our interest 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 R.L. 16

APPLICATION FOR PARTITION

Title No.:

I/We

HEREBY APPLY for the land comprised in the above-mentioned title to be partitioned in the following manner:

.....
Dated this day of 20

Signed by the Applicant }
in the presence of— }

FORM R.L. 17

POWER OF ATTORNEY

Title No.:

I

HEREBY APPOINT

of

THIRD SCHEDULE, FORM R.L. 17—*continued*

to be my attorney and generally in relation to my interest 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 and to do all such acts, matters and things as may be necessary or expedient for carrying out the powers 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 R.L. 18

NOTICE OF REVOCATION OF A POWER OF ATTORNEY

Title No.:

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— }

FORM R.L. 19

APPLICATION TO BE REGISTERED AS PROPRIETOR BY TRANSMISSION

Title No.:

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 above-mentioned title, and in support thereof attach the Grant as required by
section 119(1) of the Act.

Dated this day of 20

Signed by the Representative(s) }
in the presence of— }

THIRD SCHEDULE—*continued*

FORM R.L. 20

CERTIFICATE OF SUCCESSION

Title No.:

THE AFRICAN COURT HEREBY CERTIFIES that
the persons entitled to the interest of
deceased in the above-mentioned title and the nature and extent of their respective shares are:

Name	Address	Share
------	---------	-------

The persons who are to be registered as proprietors and their shares are:

Name	Address	Share
------	---------	-------

Dated this day of 20

Signature of President
and Seal of the Court:— }

FORM R.L. 21

ADVERTISEMENT UNDER SECTION 121(2)

[To Be Inserted in the Kenya Gazette]

THE ASSISTANT LAND REGISTRAR, District, has been notified
by the African Court that it has not issued a certificate of succession in
respect of the interest of of
in the title number IN ACCORDANCE with section
121(2) of the Registered Land Act, therefore, NOTICE IS HEREBY GIVEN that after the expiration
of thirty days from the date hereof the interest of the deceased will be registered in the name of the .
..... Council as trustee in terms of section 121(3) of the Act.

Dated this day of 20

.....
Signature of Assistant Land Registrar

THIRD SCHEDULE—*continued*

FORM R.L. 22

CAUTION

Title No.:

I
of
claim an interest as
in the above-mentioned title and forbid the registration of dealings and the making of entries in the
register relating to the title [altogether] [to the following extent]
] without my consent, until this caution has been withdrawn by me or removed by order of the Court
or of the Registrar.

Dated this day of 20

Signed in the }
presence of— }

FORM R.L. 23

APPEAL TO THE CHIEF LAND REGISTRAR UNDER SECTION 150(1)

Title No.:

I
HEREBY APPEAL against the refusal of the
Registrar to effect or cancel the following registration:

My grounds for appeal are as follows:

Dated this day of 20

.....
Signature of Appellant

FORM R.L. 24

NOTICE OF INTENTION TO APPEAL TO THE HIGH COURT

Title No.:

To: The Chief Land Registrar,
P.O. Box 30089,
Nairobi.

TAKE NOTICE that I intend to appeal to the Supreme Court against the decision taken by
you in my appeal to you dated the

THIRD SCHEDULE, FORM R.L. 24—continued

Dated this day of 20

.....
Signature of Appellant

FORM R.L. 25

APPLICATION TO INSPECT THE REGISTER

Title No.:

I HEREBY APPLY to inspect the register of the above-mentioned title. Adhesive revenue stamps to the value of Sh. in payment of the fee are affixed hereto.

Date: 20

Signature

Postal address

Parcel file checked on completion of search by:

.....
[Counter clerk's initials]

To be submitted in duplicate.

CONDITIONS

1. Persons making searches may take brief notes in pencil, but no document shall be copied.
2. On no circumstances may any note or mark be made on any register, document or file produced for inspection.
3. Persons making searches shall check the contents of any parcel file produced to them and have it checked by the counter clerk, both before and on completion of the search, and obtain the counter clerk's initials on the duplicate search form, otherwise the person searching will be held responsible for any document lost or damaged.
4. 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 R.L. 26

(L.N. 123/2011)

APPLICATION FOR OFFICIAL SEARCH

Title No.

To: The Land Registrar,

..... District Land Registry

PARTICULARS OF THE APPLICANT/ADVOCATE:

Full Names Signature

Identity Card Number/Passport Number

Personal Identification Number

Address

Telephone Mobile Landline

Purpose of Search

THIRD SCHEDULE, FORM R.L. 27—*continued*

To: The Assistant Land Registrar
District Registry.
Adhesive revenue stamps for Sh. affixed hereto.

Search No.:

Signature of Applicant

FORM R.L. 28

APPLICATION FOR REGISTRATION

I hereby apply for the registration of the undermentioned instruments in the following order of priority—

Date of Instrument	Description	Title No.	Fee
	Please issue a land certificate/certificate of lease.		
	Additional fee, at the prescribed rate.	
	Adhesive revenue stamps affixed hereto the value of	

The following documents are enclosed:

Land Certificate.	Clearance Certificate.
Certificate of Lease.	Estate Duty Certificate.
Lease (duplicate and triplicate).	Divisional Land Control Board consent
Charge (duplicate and triplicate).	Lessor's consent in terms of the lease.
.....	Chargee's consent in terms of the charge.

Special instructions, including in appropriate cases the name and address of the persons to whom the documents are to be sent if other than the presenter—

Signature
Postal address
Name in block capitals

Date: 20

[The conditions on the back of this form must be complied with]

[Back]

CONDITIONS

- Every instrument presented for registration, unless it has been prepared by the Registrar, must be accompanied by this form.
- The form must be completed, in triplicate, accurately in accordance with these conditions. Failure to do so may result in the rejection of the application. The information supplied by the presenter must appear legibly in English. If registration is sought at different registries, separate applications accompanied by the instrument must be addressed to each.
- Delete from the list of enclosed documents those which are not appropriate, and add any additional enclosures.
- Fees may only be paid by affixing adhesive revenue stamps to the required value in the space provided on the original application form. These stamps may be obtained from post offices; spoilt or damaged adhesive revenue stamps will not be accepted, but stamps upon which the presenter has placed his name stamp shall not be deemed spoilt or damaged for this purpose.
- Applications may be submitted as follows:
 - by post, addressed to the appropriate registrar;
 - by hand, delivered at the appropriate registry;

THIRD SCHEDULE, FORM R.L. 28—*continued*

- (c) by requesting the Collector of Stamp Duties to forward the application form to the appropriate registrar after stamping the document;
 priority is not established until the application is in the hands of the Registrar and no responsibility is accepted by the Collector for any delay.
6. Documents re-presented for registration after they have been rejected must be accompanied by a fresh set of forms of application duly completed.

FORM R.L. 29

Date received for Presentation Book Registration fees:

Registration No.: No. Sh. paid

Receipt No.

MUTATION FORM

(This form is to be completed in triplicate)

- Title No.
- Approximate Area Hectares
- Registry Map Sheet No.
- Registered Proprietors' instructions to Director of Surveyors:
1. Present boundaries of parcel are shown on the sketch below:
 - (a) (i) The proprietor wishes to subdivide the parcel as shown by the dotted lines on the sketch.
 - (ii) The proprietors wish to change their common boundary as shown by the dotted lines on the sketch.
 - or
 - (iii) The proprietors wish to partition the parcel as shown by the dotted lines on the sketch.
 - (b) The new parcel numbers will be:
 relevant approximate area:
 - (c) The relevant letter of consent to subdivide/partition the parcel is attached.
 - (d) The persons interested, and their addresses are—

 - They will meet the District Surveyor at
 on 20..... a.m./p.m. or on the land at a time appointed by him.
 - (e) Please advise the Land Registrar when the mutation is surveyed and registry map amended.

[page 2]

SKETCH

(to be completed by the registered proprietor(s))
 (Not to Scale)

.....

 Signature or marks of the Proprietor(s)

Date

THIRD SCHEDULE, FORM R.L. 29—*continued*

[page 3]

SKETCH

(to be completed by District Surveyor)
(Not to Scale)

Date
District Surveyor District

[page 4]

Signature of parties present on the land at the time of survey:

.....
.....
.....
.....

To Director of Surveys:—

Please amend the registry map to conform with above.

The following additional information is supplied:—

Date 20
District Surveyor

Land Registrar, District

I certify that the survey has been carried out. You may now register the mutation. Amended Registry Index Map will be supplied by the Director of Survey.

Date 20
for Director of Survey

REGISTERED on the 20
Land Registrar

FORM R.L. 30

[Section 2, L.N. 97/1991.]

RESTRICTION TO SECURE PAYMENT OF ADDITIONAL STAMP DUTY

Title No.:

TAKE NOTICE that pursuant to my powers under the above Act, I have today entered a restriction against this title on behalf of the Government of Kenya to secure the payment of Sh. additional stamp duty on a transfer dated and registered as as assessed by the Collector of Stamp Duties.

THIRD SCHEDULE, FORM R.L. 30—continued

This restriction shall remain registered against this title until such time as additional stamp duty together with penalties incurred for late payment has been paid or an appeal against the assessment by the collector has been upheld.

Signed
Chief Land Registrar

FOURTH SCHEDULE

[Rule 7.]

VERIFICATION OF INSTRUMENTS: PRESCRIBED OFFICERS AND OTHER PERSONS

1. Instruments executed in Kenya—

A judge or Magistrate.

The Registrar and the Deputy Registrar of the High Court.

The Registrar-General, the Deputy Registrar-General and any Assistant Registrar-General.

An administrative officer.

A Superintendent of Prisons.

An advocate.

A bank official.

2. Instruments executed in a foreign country—

A notary public.

FIFTH SCHEDULE

[L.N. 174/1976, s. 2, L.N. 296/1994, L.N. 55/2008, L.N. 9/2010, s. 2.]

FEES

	<i>Fees KSh.</i>
(a) On application for a title deed or a certificate of lease—	
(i) adjudication fee for any digit for 0-1 hectare	500
(ii) where the applicant requests the inclusion of all subsisting entries	500
(iii) where no such request is made	500
(b) On application for the 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, caution except where item (d) applies	1,000
(c) On application for the preparation of any instrument not herein above described, except where item (d) applies	1000
(d) On application for the preparation of any instrument which in the opinion of the Registrar requires substantial additions to or variations from the prescribed form such fee not exceeding KShs. 1,500 as the Chief Land Registrar may assess.	

FIFTH SCHEDULE—*continued*

(e) On application for the registration or filing of any instrument, for each title affected—	
(i) where the amount of value or the consideration or the value of the interests affected by the registration, does not exceed KShs. 2,000 or where the annual payment reserved does not exceed KSh. 200	500
(ii) where the amount of value of the consideration or the value of the interest affected by the registration exceeds KShs. 2,000 but does not exceed KSh. 20,000 or where annual rent or other annual payment reserved exceeds KShs. 200 but does not exceed KSh. 2,000	500
(iii) in any other case not otherwise provided for Provided that, where the instrument has been previously rejected as unfit for registration and relates to more than one title, the fee shall be calculated as if only one title were affected	500
(f) For opening new registers consequent upon a partition or subdivision for each parcel resulting—	
(i) where the value of the interest before partition or subdivision did not exceed KSh. 20,000	300
(ii) in any other case	300
(g) On application for the combination of two or more parcels—	
(i) where the value of the interest after combination does not exceed KSh. 20,000	500
(ii) in any other case	500
(h) On application to inspect under section 36(1) for each title inspected	1,000
(i) On application for an official search under section 36(2) for supplying particulars of the subsisting entries in the register searched 500	
(i) On application for a copy of the existing register	500
(ii) On application for a copy of an earlier edition of the register	500
(j) On application for a copy of any instrument (per copy of the first five pages of the instrument plus Kshs. 10 per page in excess of the said five pages)	100
(k) On application for a copy of a registry map or filed plan (per sheet of such map or plan)	100
(l) For fixing a boundary on the application of any person under section 22(1) (per day)	3,000
(m) For determining or indicating the position of a disputed or an uncertain boundary under the Act (per day)	3,000
(n) For attendance of any officer of the registry at a place outside the registration office (per day)	1,000
(o) (i) For any formal proceeding or hearing conducted by a Registrar under the Act	2,000
(ii) For an appeal under section 150 of the Act—	
(a) On appeal to the Chief Land Registrar	1,000
(b) On stating a case for the opinion of the High Court (excluding costs and court fees)	1,000
(p) For any act, matter or thing not otherwise provided for	1,000