**Search Fees
Local Land Charges fees from 1 April 2021**

|  |
| --- |
| **Official Search** |
| LLC1 (registers only) residential  | £76 |
| CON29R residential (inc VAT) | £128.40 |
| **LLC1 and Con29R residential**  | **£204.40**  |
| LLC1 (registers only) commercial  | £99 |
| Con29R commercial (inc VAT) | £169.20 |
| **LLC1 and Con29R commercial**  | **£268.20**  |
| Con29O optional enquiries 5 - 21 (inc VAT) | £17.40  |
| Con29O enquiry 22 (inc admin fee of £4.50) | £47.50  |
| Additional enquiries  | £34.80 |
| Additional parcels of land  | £33.40 (LLC1 only £14.50, Con29 only £18.90) |

|  |
| --- |
| **Non-Official Search (personal search)** |
| Registers only  | N/A |
| Registers only parcel  | N/A |
| Register pages  | N/A |

|  |
| --- |
| **Copy Documents - fee per document** |
| Legal Agreements (Section 38,52 &106)  | £33.60 |
| Tree Preservation Orders  | £22.20 |
| Enforcement Notices  | £16.80 |
| Breach of Condition Notices  | £16.80 |
| Planning Contravention Notices  | £16.80 |
| Advance Payments Code Notices  | £16.80 |
| Smoke Control Orders  | £16.80 |
| Article 4 Direction  | £16.80 |
| Stop Notice  | £16.80 |
| High Hedge Notice  | £16.80 |
| Copy of local search  | £27.60 |

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |

In accordance with the Local Land Charges Code of Practice, this council aims to limit fee alterations to once a year, namely 1 April. All fees are inclusive of VAT where applicable.

Garages are included in the basic search fee i.e. garages or parking spaces in a separate block, forming part of the title

We return searches electronically by email.

**Additional parcels of land**The guidance note on the LLC1 for a Parcel of Land states:
'A separate requisition for search should be made in respect of each parcel of land in respect of which a search is
required except where, for the purpose of a single transaction, a certificate is required in respect of two or more
parcels of land which have a common boundary or are separated only by a road, railway, river, stream or canal.
Parcel of Land' means land (including a building or part of a building) which is separately occupied or separately
rated or, if not occupied or rated, in separate ownership. For the purpose of this definition an owner is the person
who (in his own right or as trustee for any other person) is entitled to receive the rack rent of land, or, where the
land is not let at a rack rent, would be so entitled if it were so let.'
A parcel of land is each separately owned or occupied piece of land or dwelling which is within the area outlined
in red on the search plan.
We can only accept a Search which covers several parcels if the boundaries of each parcel actually abut.
We do not classify garages as separate parcels where they form part of one title.
If the boundaries of the parcels do not abut, then we require a separate search for each parcel.
**Local Land Charges fees are set annually in accordance with council guidelines and having regard to the
predicted actual costs of providing the service on a ‘cost-recovery’ basis**