

LRA FEES

**Kagawaran ng Katarungan
PANGASIWAAN SA PATALAAN NG MGA LUPAIN
(LANG REGISTRATION AUTHORITY)
Lungsod ng Quezon**

LRA CIRCULAR NO. 11-2002
September 10, 2002

SUBJECT: INCREASE IN THE RATES OF FEES AND CHARGES PAYABLE TO THE CLERK OF COURT, THE SHERIFF, THE REGISTER OF DEEDS AND THE LAND REGISTRATION AUTHORITY AND FEES FOR CHATTEL MORTGAGES, ETC., AUTHORIZED UNDER P.D. 1529 – THE PROPERTY REGISTRATION DECREE PURSUANT TO EXECUTIVE ORDER NO. 197 DATED JANUARY 13, 2000 AND DOF-DBM JOINT CIRCULAR NO. 2000-2 DATED APRIL 4, 2000. THE REVISED RATES SHALL TAKE EFFECT FIFTEEN (15) DAYS AFTER ITS LAST PUBLICATION IN TWO (2) NEWSPAPER OF GENERAL CIRCULATION.

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SCHEDULE OF FEES: SPECIAL FUND

Fees Payable - The fees payable to the Clerk of Court, the Sheriff, the Register of Deeds and the Land Registration Authority shall be as follows:

A. Fees payable to the Clerk of Court – The Fees payable to the Clerks of Court or his deputies shall be as follows:

1. For filling an application for the registration of land. Fees shall be based on the assessed value of the property for the current year in accordance with the following schedule:

a. When the value of the property does not exceed two thousand pesos:

For the first five hundred pesos, or fractional part thereof	45.00
For each additional five hundred pesos, or fractional part thereof	15.00

- b. When the value of the property is more than two thousand pesos but does not exceed ten thousand pesos:

For the first three thousand pesos, or fractional part thereof	105.00
For each additional one thousand pesos, or fractional part thereof	15.00

- c. When the value of the property is more than ten thousand pesos but does not exceed one hundred thousand pesos:

For the first twenty thousand pesos, or fractional part thereof	240.00
For each additional ten thousand pesos, or fractional part thereof	30.00

- d. When the value of the property is more than one hundred thousand pesos but does not exceed five hundred thousand pesos:

For the first one hundred twenty five thousand pesos, or fractional part thereof	540.00
For each additional twenty five thousand pesos, or fractional part thereof	60.00

- e. When the value of the property is more than five hundred thousand pesos:

For the first five hundred fifty thousand pesos, or fractional part thereof	1,560.00
For each additional fifty thousand pesos, or fractional part thereof	120.00

2. For filling a petition for review of judgement and decree, or other claim adverse to the registered owner

- For each petition	120.00
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3. For filling a petition after the decision has become final

For filling a petition after the decision has become final	120.00
If it affects land decree in more than one case, -For each additional case	6.00

B. Fees payable to the sheriff - The Sheriff shall collect fees for his services rendered in connection with land registration and cadastral proceedings as follows:

1. For posting notices of initial hearing of land registration cases in conspicuous places on the lands described in the notice –

For filling a petition after the decision has become final	120.00
If it affects land decree in more than one case, -For each additional case	6.00

-For each parcel of land on which a copy of such notice is posted, besides travel fees **18.00**

2. For posting notices of initial hearing of Cadastral cases in conspicuous places on the lands included in the survey –

-For each group of one hundred lots on which a copy of the notice is posted, besides travel fees **18.00**

3. For posting one copy of a notice of initial hearing in a conspicuous place upon the municipal building of the city, municipality, or municipal district in which the land or portion thereof lies, besides travel fees - **18.00**

4. For servicing notices not mentioned above, the same fees before the court, travel fees only as provided in the Rules of Court.

5. For all other services not mentioned above, the same fees including travel fees as provided in the Rules of Court for similar services.

C. Fees payable to the Register of Deeds – The Register of Deeds shall collect fees for all services rendered by him under this Decree in accordance with the following schedule.

1. Original certificate of title –
For the entry of one original certificate of title and issuance of one owner’s duplicate certificate:

-For the first parcel of land described thereon **60.00**

-For each additional parcel **30.00**

2. Entry fee - For each entry in the primary entry book **30.00**

3. Attachment, levy etc. – For the annotation of an attachment, levy, writ or execution, adverse claim, for each parcel of land affected thereby **30.00**

4. Lis Pendens, etc. – For the annotation of a notice of lis pendens, or of any document or order in connections therewith, for each parcel of land affected thereby **30.00**

5. Release of encumbrance – For the annotation of a release of any encumbrance, except mortgage, lease or other lien for the cancellation of which specific fee is prescribed herein, but the total amount of fees to be collected shall not exceed the amount of fees paid for the registration of such encumbrance, for each parcel of land as released **30.00**

6. Court Order – For the annotation of an order of the court for the amendment of, or the making of a memorandum on, a certificate of title, except inclusion of buildings and improvements, or any order directing the registration of a document, or any right or interest referred to in said order or the cancellation of a certificate of title and / or the issuance of a new one –

-For each certificate of title on which the annotation is made, in addition to the fees prescribed under paragraphs sixteen or seventeen, as the case may be, on this subsection, if the same are also due to the registration of such document, right of interest **60.00**

7. Building – For the annotation of an order of the court for the inclusion of building and / or improvement in a certificate of title, for each certificate title **60.00**

8. Powers of attorney, letters of administration, appointment of guardian, resolution or revocation thereof –

For registering and filling a power of attorney, letters of administration of letters testamentary whether or not accompanied by a copy of the testament, certificate of allowance of a will with attested copy of the will annexed. appointment of guardian for a minor or incompetent person, appointment of receiver, trustee, or administrator articles of incorporation of any corporation, association of partnership, or resolution of its board of directors empowering an officer or member thereof to act in behalf of the same: **120.00**

For the annotation of such papers on certificate of title when required by existing laws or regulation, for each Certificates of title as annotated **30.00**

For registering an instrument of revocation of any of the papers mentioned above **30.00**

If annotated on the corresponding certificate of title, for each certificate of title **18.00**

9. Notice of tax lien, loss etc. For the annotation of a notice of tax lie of any description, notice of lost duplicate or copy of a certificate of title, order of the court declaring such duplicate or copy null and void, notice or change of address, or the cancellation of any such annotation, for each certificate of title **30.00**

10. Carry over of annotation – for transferring the memorandum of encumbrance of any kind from one certificate of title which is cancelled to a new one in lieu thereof, for each memorandum thus transferred **30.00**

11. Annotation on additional copy of title

For any memorandum made in a standing co-owner's copy of a certificate of title after a similar memorandum has been made in the original thereof

- For each certificate of title **30.00**

12. No specific fee – For any memorandum made in a certificate of title for which no specific fee is prescribed above, for each certificate of title **30.00**

13. Transfer to trustee, executor, administrator, receiver, - For the issuance of a transfer certificate of title – Including its duplicate, to a trustee, executor, administrator, or receiver, or for the cancellation of such certificate of title and issuance of a new one, including its duplicate, to the cestui que trust in case of trusteeship **60.00**

If the certificate covers more than one parcel of lot, an additional fee shall be collected for each additional parcel of lot **30.00**

14. Transfer certificate of title – For the issuance of a transfer certificate of title, including its duplicate, to a person other than those named in the next preceding paragraph, in addition to the fees hereinafter prescribed in paragraph sixteen or seventeen, as the case may be, of this subsection. if the same are also due **60.00**

If the certificate covers more than one parcel or lot, and additional fee shall be collected for each additional parcel or lot **30.00**

15. Additional copy of title- For the issuance of a new owner's duplicate or co-owner's copy of certificate or copy thereof:

-For the first page **60.00**

-For each subsequent page **30.00**

16. Registration fee – For the registration of a deed of sale, conveyance, transfer, exchange, partition, or donation: a deed of sale with pacto de retro, conditional sale, sheriff's sale at public auction, sale for non-payment of taxes, or any sale subject to redemption, or the repurchase or redemption of the property so sold: any instrument, order, judgement or decree divesting the title of the registered owner, except in favor of a trustee, executor, administrator, or receiver: option to purchase or promise to sell: any mortgage, surety, bond, lease, easement, right-of-way, or other real right or lien created or constituted by virtue of a district contract or agreement, and not as an incidental condition of sale, transfer or conveyance: the assignment, enlargement, extension or novation of mortgage or of any other real right, or release or mortgage, termination of lease, or consolidation of ownership over a property sold with pacto de retro: where no specific fee is prescribed therefore in preceding paragraphs, the fees shall be

based on the value of the consideration in accordance with the following schedule:

VALUE OF CONSIDERATION

More than	Not Exceeding	
00.00	500.00	21.00
500.00	1,000	30.00
1,000.00	1,500.00	39.00
1,500.00	2,000.00	48.00
2,000.00	2,500.00	57.00
2,500.00	3,000.00	66.00
3,000.00	3,500.00	75.00
3,500.00	4,000.00	84.00
4,000.00	4,500.00	93.00
4,500.00	5,000.00	102.00
5,000.00	5,500.00	111.00
5,500.00	6,000.00	120.00
6,000.00	8,000.00	144.00
8,000.00	10,000.00	168.00
10,000.00	12,000.00	192.00
12,000.00	14,000.00	216.00
14,000.00	16,000.00	240.00
16,000.00	18,000.00	264.00
18,000.00	20,000.00	288.00
20,000.00	22,000.00	312.00
22,000.00	24,000.00	336.00
24,000.00	26,000.00	360.00
26,000.00	28,000.00	384.00
28,000.00	30,000.00	408.00
30,000.00	35,000.00	450.00
35,000.00	40,000.00	492.00
40,000.00	45,000.00	534.00
45,000.00	50,000.00	576.00
50,000.00	55,000.00	618.00
55,000.00	60,000.00	660.00
60,000.00	65,000.00	702.00
65,000.00	70,000.00	744.00
70,000.00	75,000.00	786.00
75,000.00	80,000.00	828.00
80,000.00	85,000.00	870.00
85,000.00	90,000.00	912.00
90,000.00	95,000.00	954.00
95,000.00	100,000.00	996.00

100,000.00	110,000.00	1,056.00
110,000.00	120,000.00	1,116.00
120,000.00	130,000.00	1,176.00
130,000.00	140,000.00	1,236.00
140,000.00	150,000.00	1,296.00
150,000.00	160,000.00	1,356.00
160,000.00	170,000.00	1,416.00
170,000.00	180,000.00	1,476.00
180,000.00	190,000.00	1,536.00
190,000.00	200,000.00	1,596.00
200,000.00	210,000.00	1,656.00
210,000.00	220,000.00	1,716.00
220,000.00	230,000.00	1,776.00
230,000.00	240,000.00	1,836.00
240,000.00	250,000.00	1,896.00
250,000.00	260,000.00	1,956.00
260,000.00	270,000.00	2,016.00
270,000.00	280,000.00	2,076.00
280,000.00	290,000.00	2,136.00
290,000.00	300,000.00	2,196.00
300,000.00	310,000.00	2,256.00
310,000.00	320,000.00	2,316.00
320,000.00	330,000.00	2,376.00
330,000.00	340,000.00	2,436.00
340,000.00	350,000.00	2,496.00
350,000.00	360,000.00	2,556.00
360,000.00	370,000.00	2,616.00
370,000.00	380,000.00	2,676.00
380,000.00	390,000.00	2,736.00
390,000.00	400,000.00	2,796.00
400,000.00	410,000.00	2,856.00
410,000.00	420,000.00	2,916.00
420,000.00	430,000.00	2,976.00
430,000.00	440,000.00	3,036.00
440,000.00	450,000.00	3,096.00
450,000.00	460,000.00	3,156.00
460,000.00	470,000.00	3,216.00
470,000.00	480,000.00	3,276.00
480,000.00	490,000.00	3,336.00
490,000.00	500,000.00	3,396.00
500,000.00	520,000.00	3,486.00
520,000.00	540,000.00	3,576.00
540,000.00	560,000.00	3,666.00
560,000.00	580,000.00	3,756.00
580,000.00	600,000.00	3,846.00
600,000.00	620,000.00	3,936.00

620,000.00	640,000.00	4,026.00
640,000.00	660,000.00	4,116.00
660,000.00	680,000.00	4,206.00
680,000.00	700,000.00	4,296.00
700,000.00	720,000.00	4,386.00
720,000.00	740,000.00	4,476.00
740,000.00	760,000.00	4,566.00
760,000.00	780,000.00	4,656.00
780,000.00	800,000.00	4,746.00
800,000.00	820,000.00	4,836.00
820,000.00	840,000.00	4,826.00
840,000.00	860,000.00	5,016.00
860,000.00	880,000.00	5,016.00
880,000.00	900,000.00	5,196.00
900,000.00	920,000.00	5,286.00
920,000.00	940,000.00	5,376.00
940,000.00	960,000.00	5,466.00
960,000.00	980,000.00	5,556.00
980,000.00	1,000,000.00	5,546.00
1,000,000.00	1,020,000.00	5,736.00
1,020,000.00	1,040,000.00	5,826.00
1,040,000.00	1,060,000.00	5,916.00
1,060,000.00	1,080,000.00	6,006.00
1,080,000.00	1,100,000.00	6,096.00
1,100,000.00	1,120,000.00	6,186.00
1,120,000.00	1,140,000.00	6,276.00
1,140,000.00	1,160,000.00	6,366.00
1,160,000.00	1,180,000.00	6,456.00
1,180,000.00	1,200,000.00	6,546.00
1,200,000.00	1,220,000.00	6,636.00
1,220,000.00	1,240,000.00	6,726.00
1,240,000.00	1,260,000.00	6,816.00
1,260,000.00	1,280,000.00	6,906.00
1,280,000.00	1,300,000.00	6,996.00
1,300,000.00	1,320,000.00	7,086.00
1,320,000.00	1,340,000.00	7,176.00
1,340,000.00	1,360,000.00	7,266.00
1,360,000.00	1,380,000.00	7,356.00
1,380,000.00	1,400,000.00	7,446.00
1,400,000.00	1,420,000.00	7,536.00
1,420,000.00	1,440,000.00	7,626.00
1,440,000.00	1,460,000.00	7,716.00
1,460,000.00	1,480,000.00	7,806.00
1,480,000.00	1,500,000.00	7,896.00
1,500,000.00	1,520,000.00	7,986.00
1,520,000.00	1,540,000.00	8,076.00

1,540,000.00	1,560,000.00	8,166.00
1,560,000.00	1,580,000.00	8,256.00
1,580,000.00	1,600,000.00	8,346.00
1,600,000.00	1,620,000.00	8,436.00
1,620,000.00	1,640,000.00	8,526.00
1,640,000.00	1,660,000.00	8,616.00
1,660,000.00	1,680,000.00	8,706.00
1,680,000.00	1,700,000.00	8,796.00

And for every **P20,000.00** or fraction thereof; In excess of **P1,700,000.00**, in addition to the fee of **8,796.00 90.00**

17. Issuance of copy of document – for furnishing copies of any entry, decree, document, or other papers on file – for each hundred words or fraction thereof contained in the copies thus furnished **3.00**

18. Certified copy – for certifying a copy furnished under the next preceding paragraph, for each certification:

-For one page certified **30.00**

-For each additional page certified **6.00**

19. Certification – For issuing a certification relative to or showing the existence or non-existence of, an entry in the registration books or a document on file, for each such certificate containing not more than two hundred words **30.00**

If this exceeds that number an additional fee shall be collected for every hundred words, or fraction thereof, In excess of the first two hundred words **6.00**

20. Research fee – For services rendered in attending to request for reference or researches on any records or documents on file in the Registry, there shall be a fee collected per document or record **12.00**

D. Fees payable to the administrator of Land Registration

The fees payable to the Administrator of Land Registration shall be as follows:

1. For verification and approval of subdivision plans, the fee shall be:

a. For each lot **12.00**

b. For each corner of a lot, irrespective of whether such corner is common to the two or more lot **1.20**

c. For each traverse station **0.60**

d. For each observation **3.00**

e. In case the plan is a resurvey or relocation plan, an additional 40 percent of the rates prescribed above shall be collected.

Provided, however, that the name of any person appearing on the subdivision survey, resurvey or relocation plan, shall in no case be less than **48.00**

2. For changing or correcting the name of any person appearing on the subdivision plan or other plan in order to have it conform to that stated in the certificate of title covering the land, and for the cancellation an approved plan when so requested by the interested party, there shall be a fee of **30.00**

3. The rates of fees prescribed in paragraphs 1 and 2, inclusive shall apply to similar services rendered in connection with the examination, verification and approval of consolidation, consolidation-subdivision, re-subdivision, and reconsolidation plans, special work order plans on the basis of certified copies of technical descriptions of plans approved by the Land Registration or the Land Management Bureau, private surveys, and other plans of similar nature in the computation of fees relative to lots subject of consolidation and consolidation-subdivision plans, a fee shall be collected per lots as appearing in the old surveys in addition to the fee collectible in paragraph 1 thereof for the lots **12.00**

4. For the preparation of a plan in tracing cloth of any survey the data of which are available in the Authority, except when same is merely traced from an existing plan – the fees shall be computed as follows:

a. When the plan to be so prepared contained only one lot:

1. For the first ten corners or fraction thereof **240.00**

2. For the next ten corners or fraction thereof **36.00**

3. For each corners in excess of the of the first twenty corners **2.40**

b. When the plan to be so prepared contains two or more lots:

1. For the first lot which must be the biggest of the group, irrespective of the number of its corners **240.00**

2. For each additional lot irrespective of the number of its corner, said lot being adjacent lot **90.00**

3. For each non-adjacent lot (other than the first charged lot), irrespective of the number of its corners **120.00**

4. If any lot contains more than twenty corners of such lot in the first twenty corners **2.40**

5. For the preparation of a plan in tracing cloth, to be traced from an existing plan, complete with bearings and distances of corners and the –lines, the fee shall be 30 per centum of the fees prescribed in paragraph 4 above.

6. For the preparation of plan in tracing cloth, to be copied from an existing plan, complete with bearings and distance of sides and tie-lines, but using a different scale, the fee shall be 50 per centum of the fees prescribed under paragraph 4 above, if made on a reduced scale: or 60 per centum of the same fees, if made on a enlarged scale.

7. For the preparation of a simple plan or sketch of any available survey or plan on any paper other than tracing cloth, the fee on the basis of each lot, shall be as follows:

a. For the first ten corners or fraction thereof **120.00**

b. For the second ten corners or fraction thereof **30.00**

c. For the third ten corners or fraction thereof **12.00**

d. For each corner in excess of the first thirty corners **1.20**

e. If the sketch is prepared on cloth, add to the total fees as above computed **30.00**

f. If the plan or sketch so prepared contains the bearing and distances of the sides and tie-lines, add to the total as above computed 10 per centum thereof.

8. For furnishing a plan copy (blue print, or white print) of any plan on file in the Authority, the fees shall be as follows:

a. For the copy of any size not exceeding forty square decimetres **18.00**

b. For one copy of more than forty square decimetres but not exceeding eighty square decimetres in size **36.00**

c. For one copy of more than eighty square decimetres but not exceeding one hundred twenty square decimetre in size **54.00**

d. For one copy in excess of one hundred twenty square decimetre in size the basic rate of twenty seven pesos plus for every twenty square decimetres or fraction thereof in excess **3.00**

9. For the preparation of technical descriptions, other than mere copying from an existing copy, there shall be collected the following fees:

a. For technical description of lots or parcel, typewritten in triplicate and double spaced, including certification:

1. For each lot **18.00**

2. For each corner lot **1.20**

3. For each extra copy, extra charge **1.20**

4. Minimum total charge **18.00**

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b. For lot description prepared in tracing cloth (on tabulated form) Including certification:

1. for each sheet **9.00**

2. For each lot **1.20**

3. For each corner in excess of ten for a lot

0.60

10. For certification of plans or copies of plans as to the correctness of the same, per plan or print copy and for the issuance of all other certifications **18.00**

11. For inspection of lands subject of pri- surveys, simple or complex subdivision plan, or consolidation, consolidation-subdivision, re-subdivision, or re-consolidation plans special work orders, and other plans of similar nature for the purpose of verification and /or approval: **30.00**

<https://www foreclosurephilippines.com>
a. For each plan with an aggregate area of 1,000 sq. meters or less **600.00**

b. For each subdivision with an aggregate area of more than 1,000 sq. m.

1. For the first 1,000 sq. Meters **600.00**

2. For every succeeding 1,000 sq. meters or fraction thereof **60.00**

12. For actual field work of subdivision survey, relocation survey and resurvey of land, the fees shall be as follows:

a. Subdivision survey:

1. Rural (Agricultural) Area

For the first hectare **2,100.00**

For the second hectare to 10th hectare. An additional per hectare. **360.00**

For the 11th hectare to 20th ha. An additional per hectare. **180.00**

For the 21th hectare to 30th ha. An additional per hectare. **120.00**

For the 31st hectare to 200th ha. An additional per hectare.

For 201st hectare or over, An additional per hectare.

2. Urban (Solar)

For 220 sq. meters or less
Succeeding 201 sq. meters or more (per 100 sq. meters)

SEC. 116: Fees for chattel mortgages, etc. – The Register of Deeds shall collect the following fees for services rendered by him under this section:

1. Entry fee- For entry or presentation of any document in the Primary Entry Book **30.00**
2. Chattel Mortgage – For filling and recording each chattel mortgage including the necessary certificates and affidavits, the fees established in Sec. 111; C.16
3. Attachment – For recording each notice of attachment, including the necessary index and annotations **48.00**
4. Release of Attachment – For recording each release of attachment, including the proper annotations. **30.00**
5. Sheriff's return of sale – For recording each sheriff's return of sale including the index and references **42.00**
6. Power of Attorney, appointment of guardian, administrator or trustee – For recording a power of attorney's appointment of judicial guardian, administrator or trustee, or any other instrument in which a person is given power act in behalf of another in connection with a mortgage **60.00**

7. No Specific Fee – For recording each instrument or order relating to a recorded mortgage, including the necessary index and references for which no specific fee is provided above **30.00**

8. Certification – For issuing a certificate relative to, or showing the existence or non-existence of an entry in the registration book, or a document on file, for each such certificate containing not more than two hundred words **30.00**

If it exceeds that number, an additional fee shall be collected for every one hundred words or fractional part thereof in excess of the first two hundred words **6.00**

9. Research Fee – For services rendered attending to request for references to or researches on any document in file in the Registry, there shall be collected a fee per document of **12.00**

For Implementation

<https://www.foreclosurephilippines.com>