

Increasing Land Registration in the Isle of Man

Overview

In 2025, the Tynwald Constitutional and Legal Affairs and Justice Committee's First Report on Adverse Possession and Land Registration made a number of recommendations which were approved by Tynwald in January 2026 ([opens in a new tab](https://www.tynwald.org.im/spfile?file=/business/pp/Reports/2021-PP-0106.pdf)) <<https://www.tynwald.org.im/spfile?file=/business/pp/Reports/2021-PP-0106.pdf>> .

Recommendation 4, as agreed by Tynwald, stated:

That Tynwald is of the opinion that the Land Registry should create further incentives to increase the uptake of land registration. A public consultation should be launched and the resulting report returned to Tynwald by May 2026.

This consultation is seeking views on how the Land Registry may be able to encourage land registration. The consultation provides an opportunity for residents, property owners, and stakeholders to share their perspectives, experiences, and suggestions. The feedback collected will help shape potential measures to make land registration more accessible and attractive, ensuring that the system meets the needs of the community and supports the efficient management of land on the Island.

All responses will be carefully considered, and a report summarising the findings will be submitted to Tynwald.

Why your views matter

This consultation aims to gather information and opinions on the possible barriers to voluntary registration and the potential incentivisation of voluntary registration.

Reasonable adjustments and alternative formats

The Department is committed to equal opportunities and our aim is to make our documents easy to use and accessible to all.

We will take steps to accommodate any reasonable adjustments and provide such assistance as you may reasonably require to enable you to access or reply to this consultation.

If you would like to receive this document in another format or need assistance with accessing or replying to this consultation, please email James.lowery2@gov.im or telephone +44 1624 686400.

Responding to this consultation

You can respond to this consultation online by clicking on the 'Online survey' link below.

Alternatively you can download a paper version of this consultation in the 'Related' section below and email it to James.lowery2@gov.im or post it to:

James Lowery – Land Registry

Registries Building
Deemsters Walk
Bucks Road
Douglas
Isle of Man
IM1 3AR

What happens next

This consultation is being launched for a period of 6 weeks. After the consultation closes, the Department for Enterprise will review all responses made. Following this an update will be provided to Tynwald.

A summary of consultation responses will be made available on this page no later than 20 July 2026.

Land registration

Land registration is the process of recording information about land and property ownership in an official Land Register.

A complete and accurate Land Register is an important asset for the Isle of Man. The Land Registry remain committed to progressing comprehensive registration, recognising the benefits it brings for transparency, efficient property transactions, and long-term strategic planning.

Benefits of Land registration

Easier to prove ownership

Any prospective buyer of your property can quickly and easily check proof of ownership with an official copy of the register. The buyer's solicitor can obtain this from the Isle of Man Land Registry who will have examined the title deeds and verified the owner.

Protection against fraud

You can apply for the entry of a restriction against your registered title at the Land Registry, which can be especially useful if your property is empty or you do not have day-to-day control over it.

For example, a restriction can require satisfaction of an extra condition before the Land Registry will record a change of ownership. Typically, this will require a conveyancer to certify they are satisfied you are the person executing the transfer deed.

A state-backed guarantee of title

Registered properties benefit from a class of title. The best, and most common, is 'title absolute' which shows that Isle of Man Land Registry considers the title is generally acceptable to buyers. Registration also carries a state-guarantee, which means that if there is an error in the register, Isle of Man Land Registry will compensate someone who suffers loss as a result. This gives reassurance to a prospective buyer, who can accept the title with impunity and rely on a well-defined process for making a claim if required.

Current status of Isle of Man Land registration

Steady progress continues with the proportion of registered land increasing from 25.86% in 2023 to 28.22% as of September 2025, with the majority of current transactions now relating to land that has already been registered.

Progress in registration of new property and land is not progressing as quickly as it could.

In accordance with the Tynwald agreed action, this consultation aims to explore the possibility of creating further incentives for registration.

Generally land and property on the Island is registered when a transaction triggers compulsory registration. Compulsory registration was introduced in stages on the Island from 2001 to 2009 depending on the parish. This is generally a sale of the land or property. There is however also the ability for the owner of land or property to voluntarily register their land at any time.

There is a land registry fee of £75 for voluntary land registration but in addition the land owner will need to engage the services of an advocate to prepare and submit the application. This is currently a statutory requirement.

About you

1 Are you responding on behalf of yourself or an organisation?

Please select only one item

- Individual
- Organisation

2 What's your or your organisation's name?

You can remain anonymous or you can write your name or the name of the organisation on which you are responding on behalf of below.

3 May we publish your response?

Please read our [Privacy Policy](#) for more details and your rights.

More information

- Publish in full – your name, organisation name, along with full answers **may** be published on the hub
- Publish anonymously – only your responses **may** be published on the hub (your name, organisation **will not** be published)
- Do not publish – **nothing will** be published publicly on the hub (your response will only be part of a larger summary response document)

(Required)

Please select only one item

- Yes, you can publish my response in full
- Yes, you may publish my response anonymously
- No, please do not publish my response

General questions

4 Do you own land or property on the Island?

Please select only one item

- Yes, I own land or property on the Island
- No, I don't own land or property on the Island

5 Has your land or property been registered with the Isle of Man Land Registry?

Please select only one item

- Yes, my land or property has been registered with the Isle of Man Land Registry
- No, my land or property hasn't been registered with the Isle of Man Land Registry
- Unsure

6 If your land or property is unregistered, please select any of the following that may apply as the reason why you have not done so?

Please select only one item

- Not knowing it could be done
- Not seeing a benefit in doing so
- The cost involved
- Other

If other, please explain your reasoning below.

You can check if any land or property is registered by using the [Isle of Man Land Registry Title Locator \(opens in a new tab\)](#)

<<https://manngis.maps.arcgis.com/apps/webappviewer/index.html?id=2774436daaac4f82ad5bfc40742da71b>> .

You use the map to locate the property or search the address. Registered properties are outlined in red.

Land registry fees

Currently Land Registration is compulsory when land is sold. There is also however an ability to voluntarily register land which was purchased before registration became compulsory. The fee for this is £75.

7 Were you aware of these Land Registry fees?

Please select only one item

- Yes, I was aware
- No, I wasn't aware

8 Do you think the Land Registry fee of £75 is a disincentive to making a voluntary registration application?

Please select only one item

- Yes, I think it's a disincentive
- No, I don't think it's a disincentive
- Unsure

Legal fees

Any first registration application requires the applicant to instruct an advocate to prepare the application and submit this. Generally, there are substantial fees payable in relation to such an application. In addition to the land registry fee of £75 advocate fees will be payable and these are estimated to be in the region of £1,000 to £2,000 (or higher for certain properties).

9 Do you consider the legal fees associated with a voluntary registration application a disincentive?

Please select only one item

- Yes, I do consider the legal fees a disincentive
- No, I don't consider the legal fees a disincentive
- Unsure

Voluntary registration policy

Registration of land and property is valuable to the government because it centralises land and property records and increases ownership visibility. It should increase certainty in the property market and make property transactions quicker.

10 Would you support a policy for the government to incentivise the voluntary registration of land and property?

Please select only one item

- Yes, I would support the policy
- No, I wouldn't support the policy
- Unsure

Incentivisation

In addition to the land registry fee of £75 advocates fees will be payable and these are estimated to be in the region of £1,000 to £2,000 or higher for certain properties.

11 If the Government were to incentivise the registration of land or property, which of the following would you support?

Please select only one item

- Reduce the current fee of £75
- Remove the fee altogether
- Other type of incentive

If you chose to reduce the current fee of £75, what amount would you suggest?

If you chose 'Other', please specify the type of incentive you would like.

Advertisement

Voluntary first registration applications are treated slightly differently by the Land Registry in comparison to compulsory applications as the title to the property has only been examined by one advocate (as opposed to two if there is a sale) and therefore in most cases some form of advertising will be required.

This is directed on a case by case basis and usually requires a notice displaying on the property and possibly notice given to neighbouring property owners. In some cases however a newspaper advertisement may be required.

Advertisement alerts neighbours of the voluntary application and can result in disputes regarding the application often relating to the boundaries of the land or property.

12 Do you consider additional Land Registry requirements such as advertisement for voluntary first registration a disincentive to making such an application?

Please select only one item

- Yes, I do consider them a disincentive
- No, I don't consider them a disincentive
- I'm unsure

Please provide an explanation of your answer if you wish.

Sole application

One alternative suggestion is that certain properties could be registered without the involvement of an advocate. This would likely be limited to certain types of property such as residential properties on established estates or streets.

The applicant in this case would still be required to evidence the title to their property and make an application. The title granted on completion would be a qualified one which could be upgraded when the property was sold.

13 Would you consider registering your property if you could submit the application yourself without the requirement to involve an advocate and therefore reduce the cost?

Please select only one item

- Yes, I would consider it
- No, I wouldn't consider it

Property types

Commercial property, residential property and farmland can all be voluntarily registered.

14 Do you consider the incentivisation should be available for all types of property equally or targeted to specific types of property?

Please select only one item

- Equal prioritisation
- Emphasise Residential property
- Emphasise Commercial property
- Emphasise Farmland

Other incentives

15 Other than financial incentives, are there any other incentives that you consider should be used to increase voluntary registration of land and property?

Please let us know in the box below.