REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
**PANGASIWAAN SA PATALAAN NG LUPAIN**
**(LAND REGISTRATION AUTHORITY)**
East Avenue cor. NIA Road, Diliman, Quezon City

OCT 13 2026
Date

**LRA CIRCULAR NO. 03-2026**

**SUBJECT: RATIONALIZATION OF FEES AND CHARGES PAYABLE TO THE CLERK OF COURT, SHERIFF, REGISTER OF DEEDS, AND LAND REGISTRATION AUTHORITY**

**SCHEDULE OF FEES:** **SPECIAL FUND**

**Sec. 111. 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 Clerks of Court – The fees payable to the Clerks of Court or his deputies shall be as follows:**

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| **1. For filing 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 | **104.00** |
| - For each additional five hundred pesos, or fractional part thereof | **35.00** |
| **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 | **243.00** |
| - For each additional one thousand pesos, or fractional part thereof | **35.00** |
| **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 | **555.00** |
| - For each additional ten thousand pesos, or fractional part thereof | **70.00** |
| **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 | **1,248.00** |
| - For each additional twenty-five thousand, or fractional part thereof | **139.00** |
| **e. When the value of the property is more than five hundred thousand pesos:** | |

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| - For the first five hundred fifty thousand pesos, or fractional part thereof | **3,604.00** |
| - For each additional fifty thousand pesos, or fractional part thereof | **278.00** |
| **2. For filing a petition for review of judgment and decree, or other claim adverse to the registered owner –** | |
| - For each petition | **278.00** |
| **3. For filing a petition after the decision has become final - If it affects land decree in more than one case –** | **278.00** |
| - For each additional case | **14.00** |

**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:**

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| **1. For posting notices of initial hearing of land registration cases in conspicuous places on the lands described in the notice –** | |
| - For each parcel of land on which a copy of such notice is posted, besides travel fees | **42.00** |
| **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 | **42.00** |
| **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 –** | **42.00** |
| **4. For serving notices upon cadastral claimants to appear 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**

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| **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 | **139.00** |
| - For each additional parcel | **70.00** |
| **2. Entry fee - For each entry in the primary entry book-** | **70.00** |
| **3. Attachment, levy, etc. - For the annotation of an attachment, levy, writ or execution, adverse claim, for each parcel of land affected thereby –** | **70.00** |

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| **4. Lis Pendens, etc. - For the annotation of a notice of lis pendens, or of any document or order in connection therewith, for each parcel of land affected thereby –** | **70.00** |
| **5. Release of Encumbrance - For the annotation of a release of any encumbrance, except mortgage, lease or other lien for the cancellation of which a 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 –** | **70.00** |
| **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 16 or 17, as the case may be, on this subsection, if the same are also due for the registration of such document, right of interest – | **139.00** |
| **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 of title –** | **139.00** |
| **8. Powers of attorney, letters of administration, appointment of guardian, resolution or revocation thereof - For registering and filing 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 or partnership, or resolution of its board of directors empowering an officer or member thereof to act in behalf of the same:** | **278.00** |
| - For the annotation of such papers on certificates of title when required by existing laws or regulations, for each certificate of title so annotated. | **70.00** |

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| - For registering an instrument of revocation of any of the papers mentioned above – | **70.00** |
| - If annotated on the corresponding certificate of title, for each certificate of title – | **42.00** |
| **9. Notice of tax lien, loss, etc. - For the annotation of a notice of tax lien 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 –** | **70.00** |
| **10. Carry-over of annotation – For transferring the memorandum of an encumbrance of any kind from one certificate of title which is cancelled to a new one in lieu thereof, for each memorandum thus transferred –** | **70.00** |
| **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** | **70.00** |
| **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 –** | **70.00** |
| **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 –** | **139.00** |
| - If the certificate covers more than one parcel of lot, an additional fee shall be collected for each additional parcel of lot – | **70.00** |
| **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 hereafter prescribed in paragraph sixteen or seventeen, as the case may be, of this subsection, if the same are also due –** | **139.00** |

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| - If the certificate covers more than one parcel of lot, an additional fee shall be collected for each additional parcel of lot – | 70.00 |
| **15. Additional copy of title - For the issuance of a new owner's duplicate or co-owner's copy of certificate of title, or any additional duplicate or copy thereof:** | |
| - For the first page | 139.00 |
| - For each subsequent page | 74.00 |
| **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, judgment 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, bonds, 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 a mortgage or of any other real right, or a 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 consideration in accordance with the following schedule:** | |

**Value of Consideration**

| More than | Not Exceeding | Fees |
|---|---|---|
| 0.00 | 100,000.00 | 996.00 |
| 100,000.00 | 200,000.00 | 1,596.00 |
| 200,000.00 | 300,000.00 | 2,196.00 |
| 300,000.00 | 400,000.00 | 2,796.00 |
| 400,000.00 | 500,000.00 | 3,396.00 |
| 500,000.00 | 600,000.00 | 3,846.00 |
| 600,000.00 | 700,000.00 | 4,296.00 |
| 700,000.00 | 800,000.00 | 4,746.00 |
| 800,000.00 | 900,000.00 | 5,196.00 |
| 900,000.00 | 1,000,000.00 | 5,646.00 |
| 1,000,000.00 | 1,100,000.00 | 6,096.00 |
| 1,100,000.00 | 1,200,000.00 | 6,546.00 |
| 1,200,000.00 | 1,300,000.00 | 6,996.00 |
| 1,300,000.00 | 1,400,000.00 | 7,446.00 |
| 1,400,000.00 | 1,500,000.00 | 7,896.00 |
| 1,500,000.00 | 1,600,000.00 | 8,346.00 |
| 1,600,000.00 | 1,700,000.00 | 8,796.00 |
| And for every P20,000 or fraction thereof, in excess of P1,700,000 in addition to fee of 8,796.00 | | 90.00 |

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| **17. Issuance of copy of document - for furnishing copies of any entry, decree, document, other papers on file - For each hundred words or fraction thereof contained in the copies thus furnished –** | **7.00** |
| **18. Certified copy - For certifying a copy furnished under the next preceding paragraph, for each certification:** | |
| - For one page certified | **70.00** |
| - For each additional page certified | **14.00** |
| **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 certificate containing not more than two hundred words –** | **70.00** |
| - 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 – | **14.00** |
| **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 collected per document or record -** | **28.00** |

**D. Fees payable to the Administrator of Land Registration – The fees payable to the Administrator of Land Registration shall be as follows:**

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| **1. For verification and approval of subdivision plans, the fees shall be:** | |
| a. For each lot | **28.00** |
| b. For each corner of a lot, irrespective of whether such corner is common to the two or more lots | **3.00** |
| c. For each traverse station | **2.00** |
| d. For each observation | **7.00** |
| e. In case the plan is resurvey or relocation plan, an additional 40 percent of the rates prescribed above shall be collected.<br>Provided, however, that the total fee as computed above, whether for subdivision survey, resurvey or relocation plan, shall in no case be less than – | **111.00** |
| **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** | |

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| **stated in the certificate of title covering the land, and for the cancellation of an approved plan when so requested by the interested party, there shall be a fee of –** | **70.00** |
| **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, resub division and reconsolidation plans, special work order plans on the basis of certified copies of technical descriptions of plans approved by the Land Registration Authority 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 lot as appearing in the survey in addition to the fee collectible in paragraph 1 hereof for the lots –** | **28.00** |
| **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 | **555.00** |
| 2. For the next ten corners or fraction thereof | **84.00** |
| 3. For each corner in excess of the first twenty corners | **6.00** |
| **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 | **554.00** |
| 2. For each additional lot irrespective of the number of its corner, said lot being adjacent to the first lot or any other lot | **208.00** |
| 3. For each non-adjacent lot (other than the first charged lot), irrespective of the number of its corners | **278.00** |
| 4. If any lot contains more than twenty corners of such lot in the first twenty corners | **6.00** |
| **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 tie-lines, the fee shall be 60 per centum of the fees prescribed in paragraph 4 above.** | |

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| **6. For the preparation of plan in tracing cloth, to be copied from an existing plan, complete with bearings and distances 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 an enlarged scale.** | |
| **7. For the preparation of a simple plan or sketch of any available survey or plan on any paper other than a tracing cloth, the fee on the basis of each lot, shall be as follows:** | |
| a. For the first ten corners or fraction thereof | **278.00** |
| b. For the second ten corners or fraction thereof | **70.00** |
| c. For the third ten corners or fraction thereof | **28.00** |
| d. For each corner in excess of the first thirty corners | **3.00** |
| e. If the sketch is prepared in tracing cloth, add to the total fees as above computed | **70.00** |
| 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 decimeters | **42.00** |
| b. For one copy of more than forty square decimeters but not exceeding eighty square decimeters in size | **84.00** |
| c. For one copy of more than eighty square decimeters but not exceeding one hundred twenty square decimeters in size | **125.00** |
| d. For one copy in excess of one hundred twenty square decimeters in size the basic rate of twenty-seven pesos plus for every twenty square decimeters or fraction thereof in excess. | **7.00** |
| **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 | **42.00** |
| 2. For each corner of a lot | **3.00** |
| 3. For each extra copy, extra charge | **3.00** |
| 4. Minimum total charge | **42.00** |
| **b. For lot description prepared in tracing cloth (on tabulated form) including certification:** | |
| 1. For each sheet | **21.00** |
| 2. For each lot | **3.00** |

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| 3. For each corner in excess of ten for a lot | **2.00** |
| **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** | **70.00** |
| **11. For inspection of lands subject of private surveys, simple or complex subdivision plans, or consolidation, consolidation-subdivision, resub division, or reconsolidation plans special work orders, and other plans of similar nature for the purpose of verification and/or approval:** | |
| **a. For each plan with an aggregate area of 1,000 sq. meters or less** | **1,386.00** |
| **b. For each subdivision with an aggregate area of more than 1,000 sq. meters** | |
| 1. For the first 1,000 sq. meters | **1,386.00** |
| 2. For every succeeding 1,000 sq. meters or fraction thereof | **139.00** |
| **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 | **4,851.00** |
| For the second hectare to 10th hectare. An additional per hectare | **832.00** |
| For the 11th hectare to 20th ha. An additional per hectare. | **416.00** |
| For the 21st hectare to 30th ha. An additional per hectare. | **278.00** |
| For the 31st hectare to 200th ha. An additional per hectare. | **139.00** |
| For 201st hectare or over. An additional per hectare. | **111.00** |
| **2. Urban (Solar)** | |
| For 220 sq. meters or less | **4,851.00** |
| Succeeding 201 sq. meters or more (Per 100 sq. meters) | **277.00** |

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

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| 1. **Entry fee** - For entry or presentation of any document in the Primary Entry Book | **70.00** |
| 2. **Chattel Mortgage** - For filing and recording each chattel mortgage including the necessary certificates and affidavits, the fees established in Sec. 111; C.16 | |
| **3. Notice of Attachment** - For recording each notice of attachment, including the necessary index and annotations | **111.00** |

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| 4. **Release of Attachment** - For recording each release of attachment, including the proper annotations | **70.00** |
| 5. **Sheriff's return of sale** - For recording each sheriff's return of sale including the index and references | **98.00** |
| 6. **Power of Attorney, appointment of guardian, administrator or trustee** - For recording a power of attorneys' appointment of judicial guardian, administrator or trustee, or any other instrument in which a person is given power to act in behalf of another in connection with a mortgage | **139.00** |
| 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 – | **70.00** |
| 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 – | **70.00** |
| 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 – | **14.00** |
| 9. **Research Fee** - For services rendered in attending to requests for references to, or researches on any document on file in the Registry, there shall be collected a fee per document of – | **28.00** |

## E. Fees payable to the LRA Central Office

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| **1.** Consulta Resolution | **5,000.00** |
| **2.** Certification of Serial Number for the Issued Title | **70.00** |
| **3.** Certificate of Status of Plan | **70.00** |
| **4.** Narrative Technical Description | **81.00** |
| **5.** Approval of Plans (3 lots) | **84.00** |
| **6.** Approval of Plans (15 lots) | **416.00** |
| **7.** Certification of No Land Holdings | **442.00** |
| **8.** Certification of Non-Availability of Decree | **442.00** |
| **9.** Issuance of Certified Copy of Land Records in Ordinary and/or Cadastral Case (Documents) per additional Page | **21.00** |
| **10.** Issuance of Certified Copy of Land Records in Ordinary and/or Cadastral Case (Documents) | **77.00** |
| **11.** Issuance of Certified Copy of Land Records in Ordinary and/or Cadastral Case (Plans) | **98.00** |

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| **12.** Issuance of a certification of non-availability when no record is available | **70.00** |
| **13.** Issuance of the Certified True Copy (CTC) of microfilmed Giant title | **195.00** |
| **14.** Issuance of the Certified True Copy (CTC) of microfilmed title | **98.00** |

**F. Fees payable to the land registration authority for IT maintenance services, temporarily imposable only in the absence of an engaged IT service provider**

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| **1. Fees payable for Electronic Registration of Land Titles and Deeds** | |
| a. Fee for Issuance of Certificates of Title | **87.00** |
| b. Fee for Registration of Deeds | **138.00** |
| c. Fee for Approval of Subdivision Plans | **87.00** |
| **2. Fees payable for Certified True Copies, Certifications, and Verifications** | |
| a. Fee for Issuance of True Copies of Subdivision Plans | **58.00** |
| b. Fee for Issuance of True Copies of Technical Descriptions | **58.00** |
| c. Fee for Issuance of True Copies of Decrees of Registration | **58.00** |
| d. Fee for Issuance of True Copies of Certificates of Title | **58.00** |
| e. Fee for Issuance of True Copies of Other Documents | **58.00** |
| f. Fee for Certification of Status of Plans/Lots | **58.00** |
| g. Fee for Query/Research | **87.00** |
| **3. Fees payable for Electronic Registration of Chattel Mortgage and Other Personal Properties, Electronic Recording of Transactions on Unregistered Land, and Electronic Registration of Land Titles and Deeds.** | |
| **a. For transactions involving the electronic registration of chattel mortgage and other personal properties, electronic recording of transactions on unregistered land, and electronic registration of land titles and deeds.** | |
| I. Fee for the Entry in Electronic Primary Entry Book | **40.00** |
| II. Fee for the Printing of Annotations | **60.00** |
| **b. For transactions involving the issuance of certifications and certified true copies, and for verifications made.** | |
| I. Fee for the Issuance of RD Certification | **60.00** |
| II. Fee for Network Transmission | **400.00** |
| III. Fee for Parcel Verifications and Certification | **260.00** |

This Circular shall take effect fifteen (15) days after its publication in a newspaper of general circulation in the Philippines and the filing of three (3) certified true copies thereof with the University of the Philippines Law Center.

For Implementation.

[redacted]

**GERARDO PANGA SIRIOS**
Administrator

Approved by:

[redacted]

**HON. FREDDERICK A. VIDA**
Secretary
Department of Justice