

BEDFORD BOROUGH COUNCIL
Local Land Charge Search Fees from 1 April 2017

HMRC have decided that CON29R and CON29O products submitted to the Local Authority are considered to be refined data and thus are therefore subject to VAT at the standard rate of 20% effective from 1 April 2017. Bedford Borough Council therefore have developed a revised matrix of fees to accommodate this change. Fees will be based on searches received for Residential* properties and searches received for Commercial** Properties. The statutory LLC1 Official Certificate of Search is unaffected by this change.

For further details on the rationale of HMRC in applying VAT to certain Local Land Charges searches, please use the contact details from the following website <https://www.gov.uk/government/organisations/hm-revenue-customs>

Our new fees are detailed below.

	FEE	VAT (20%)	TOTAL
<u>Residential</u>			
Standard Full Search (LLC1 & CON29 as below)	£145.00	£24.00	£169.00
LLC1 Certificate only (postal/email)	£25.00	NIL	£25.00
CON29R only (postal/email)	£120.00	£24.00	£144.00
NLIS Standard Full Search (LLC1 & CON29)	£121.33	£19.67	£141.00
LLC1 Certificate only (NLIS)	£23.00	NIL	£23.00
CON29R only (NLIS)	£98.33	£19.67	£118.00
ADDITIONAL PARCELS (Same for postal/email & NLIS)			
Full Search - Additional Parcel (parcel fee includes a fee of £1.00 for LLC1 which is not subject to VAT)	£20.17	£3.83	£24.00
LLC1 only - Additional Parcel (maximum £16.00)	£1.00	NIL	£1.00
CON29 only – Additional parcel	£19.17	£3.83	£23.00
CON29O – Optional Questions (Part 2)	£20.00	£4.00	£24.00

VAT receipts will be issued with the Search result. VAT Reg No. GB 198 2074 36.

* Residential - domestic dwellings including houses, bungalows and self-contained flats either in residential or holiday use where the vendor is a private individual. Also includes individual building plots for residential properties where the site is either currently vacant or under construction.

** Commercial - all other types of search.

	FEE	VAT (20%)	TOTAL
Commercial			
Standard Full Search (LLC1 & CON29 as below)	£169.00	£28.80	£197.80
LLC1 Certificate only (postal/email)	£25.00	NIL	£25.00
CON29R only (postal/email)	£144.00	£28.80	£172.80
NLIS Standard Full Search (LLC1 & CON29)	£141.00	£23.60	£164.60
LLC1 Certificate only (NLIS)	£23.00	NIL	£23.00
CON29R only (NLIS)	£118.00	£23.60	£141.60
ADDITIONAL PARCELS (Same for postal/email & NLIS)			
Full Search - Additional Parcel (parcel fee includes a fee of £1.00 for LLC1 which is not subject to VAT)	£24.00	£4.60	£28.60
LLC1 only - Additional Parcel (maximum £16.00)	£1.00	NIL	£1.00
CON29 only – Additional parcel	£23.00	£4.60	£27.60
CON29O – Optional Questions (Part 2)	£24.00	£4.80	£28.80

^{NB} '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 entitled if it were so let.