

NSW LRS customer fees from 1 July 2026

The NSW LRS fees for products and services involving land titles, plans, property information and the Water Access Licence Register will change for the 2026/2027 financial year.

NSW LRS regulated fees are based on the following regulations.

These regulations are published on the NSW Legislation website: www.legislation.nsw.gov.au.

- *Real Property Regulation 2019*
- *Conveyancing (General) Regulation 2018*
- *Strata Schemes Development Regulation 2016*

Are fees for all NSW LRS products and services listed in this document?

The table below lists the most common regulated and other fees charged by NSW LRS on both a GST exclusive and inclusive basis.

Additional products and professional assistance can be obtained electronically via one of NSW LRS Authorised Information Brokers, details which can be found at:

<https://www.nswlrs.com.au/services/record-searches/how-to-find-an-information-broker/>

Are there any transitional arrangements?

2025/2026 regulated fees will be applied to land title dealings and plans lodged before 1 July 2026 but not finalised until after 1 July 2026.

Where can I get more information?

Information relating to dealings, plans, deeds, land information products and services and the Water Access Licence (WAL) register can be found on the NSW LRS website:

www.nswlrs.com.au.

NSW LRS Product/Service	Fee (\$) Excl GST	Fee (\$) Incl GST
Document Registration Services – Dealings and related documents		
Amendment of a folio of the Register or Crown Grant	*166.60	182.73
Annulment of Bankruptcy	*166.60	182.73
Application, dealing, request or caveat referring to more than 20 folios of the Register	166.10	182.71
Application, request or dealing that results in making, altering or removing more than one recording, for each additional recording	166.10	182.71
Application to Record a New Registered Proprietor	*166.60	182.73
Application to record a subsisting interest	*166.60	182.73
Authentication of forms	166.10	182.71
Bankruptcy Application	*166.60	182.73
Cancellation of a Writ	166.10	182.71
Cancellation of an abandoned or extinguished easement	*166.60	182.73
Caveat	*166.60	182.73
Change of address of an Owners Corporation	*166.60	182.73
Change of name (Real Property Act)	*166.60	182.73
Change of name or address for service of notice on caveator	*166.60	182.73
Charge	*166.60	182.73
Consolidation/Change of by-laws	*166.60	182.73
Dealing Requisition	60.90	66.99
Determination of lease	*166.60	182.73
Determination of title boundary (Part 14A Real Property Act)	*166.60	182.73
Discharge of Mortgage	*166.60	182.73
Discharge of Charge	*166.60	182.73
Extinguishment of Obsolete Restrictive Covenant, and in addition: fee set by the Registrar General for advertising costs	*166.60	182.73
Foreclosure, and in addition: fee set by the Registrar General for advertising costs	*166.60	182.73

NSW LRS Product/Service

Fee (\$)
Excl GST

Fee (\$)
Incl GST

Document Registration Services – Dealings and related documents

Lease	*166.60	182.73
Memorandum	166.10	182.71
Miscellaneous Application in relation to Crown Land (forfeiture, purchase of a term Crown Lease etc)	*166.60	182.73
Mortgage	*166.60	182.73
Notice of conversion of a strata lot to common property	*166.60	182.73
Notice of Death (section 101 Real Property Act)	*166.60	182.73
Order of Court (including extension of a caveat)	*166.60	182.73
Order of NSW Civil and Administrative Tribunal (NCAT)	*166.60	182.73
Order terminating a neighbourhood scheme (Part 9, Division 2 of the Community Land Development Act 2021)	*166.60	182.73
Order terminating a strata scheme	*166.60	182.73
Plan, sketch or diagram accompanying a dealing, application, request or instrument	166.10	182.71
Possessory title, Application for (section 45D Real Property Act)	*166.60	182.73
Postponement of Mortgage	*166.60	182.73
Preparation of lapsing notice (section 74I, 74J or 74JA Real Property Act)	*166.60	182.73
Primary Application under section 14 of the Real Property Act	*2,498.70	2,748.04
Primary Application under section 31A of the Real Property Act	*450.90	495.46
Production of a document for a single purpose	51.10	56.21
Priority Notice - Lodgment	45.31	49.84
Priority Notice - Withdrawal	18.77	20.65
Priority Notice - Extension	18.77	20.65
Request	*166.60	182.73
Surrender of a Crown Lease to the State of NSW	*166.60	182.73
Transfer (pursuant to section 46 Real Property Act)	*166.60	182.73

NSW LRS Product/Service

Fee (\$)
Excl GST

Fee (\$)
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Document Registration Services – Dealings and related documents

Transfer by way of discharge of mortgage	*166.60	182.73
Transfer including Covenant (minimum)	*332.70	365.44
Transfer including Easement (minimum)	*332.70	365.44
Transfer Granting Easement	*166.60	182.73
Transfer and road closure	*332.20	364.89
Transfer of an estate in land that changes tenancy without altering shares	*166.60	182.73
Transfer unilaterally severing a joint tenancy	*166.60	182.73
Transmission Application	*166.60	182.73
Variation of Mortgage or Lease	*166.60	182.73
Withdrawal of Caveat	*166.60	182.73
Writ	166.10	182.71

Document Registration Services – General Register of Deeds

Deed – recording or registering any instrument in the General Register of Deeds	166.10	182.71
Power of attorney	166.10	182.71
Preparation of registration copy of an instrument (minimum)	17.00	18.70
Writ, Order or Legal Proceeding – registration or renewal or vacation of registration	166.10	182.71

NSW LRS Product/Service	Fee (\$) Excl GST	Fee (\$) Incl GST
Titling and Plan Services – Plans and related documents		
Amendment of a plan (minimum)	166.10	182.71
Building Management Statement	450.90	495.99
By-laws accompanying a plan	450.90	495.99
Community land development contract	450.90	495.99
Community land management statement	450.90	495.99
Community land plan, lodgment for examination, and in addition	749.60	824.56
• For each lot after the first lot	749.60	824.56
Deposited plan or strata plan, lodgment for examination, and in addition	349.80	384.78
• For each lot after the first lot	349.80	384.78
Plan of consolidation – for each title consolidated	166.10	182.71
Plan requisition	121.80	133.98
Pre-allocated Plan Number (PPN)	No charge	No charge
Pre-Examination of a community land plan and, in addition:	824.50	906.95
• For each lot in the plan after the first lot	824.50	906.95
Pre-Examination of a deposited plan or strata plan and, in addition:	384.80	423.28
• For each lot in the plan after the first lot	384.80	423.28
Recording a plan prepared solely for the purpose of placing survey information on public record	166.10	182.71
Re-examination of a plan if survey information has been added to an original compiled plan as a result of requisition	166.10	182.71
Section 88B Instrument (Conveyancing Act 1919) – for each affecting interest (i.e. easement etc created or released)	166.10	182.71
Strata development contract	450.90	495.99
Strata management statement	450.90	495.99
Substitute plan or any sheet thereof or additional sheet	166.10	182.71

NSW LRS Product/Service

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Information Products and Services

Causes, Writs and Orders, search against each name (over the counter delivery)	17.00	18.70
Certified copy (minimum)	166.10	182.71
Copies of Documents (over the counter delivery – includes title searches, images of dealings and plans and other documents, first twenty pages) (minimum)	17.00	18.70
Copy of an Official Search	166.10	182.71
Dealing images (over the counter delivery)	17.00	18.70
Deposited documents, inspection of	45.30	49.83
Deposited documents, permanent lodgment or return of up to four documents, and in addition:	45.30	49.83
• For each additional document	11.30	12.43
Initial search of the Register (including a copy of relevant folio and delivery fee), and in addition:	450.90	495.99
• For any additional document	17.00	18.70
Lease folio data extract report	41.10	45.21
Lease folio caveats, writs and other dealings report	41.10	45.21
Owner/lessee inquiry (over the counter delivery)	17.00	18.70
Request for Official Search	450.90	495.99
Request for search, or continuation of a search of the General Register of Deeds	450.90	495.99
Subpoena, lodgment of (minimum)	166.10	182.71
Title searches (over the counter delivery)	17.00	18.70
Plan images (DP/SP images) (over the counter delivery)	17.00	18.70
Plan image associated documents e.g. 88Bs (over the counter delivery)	17.00	18.70

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Lodgment Support Services

LSS 1	17.12	18.83
LSS 2	11.42	12.56
LSS 3	5.72	6.29

Water Access Licence (WAL) registration and search fees

WAL dealing lodgment (excluding Application for replacement WAL Certificate)	166.10	182.71
Application for replacement WAL Certificate	166.10	182.71
WAL search (over the counter)	17.00	18.70
WAL owner name search (over the counter)	17.00	18.70

Miscellaneous

Dishonoured cheque fee	**57.90	57.90
Handling fee (includes regular postage only)	1.30	1.43
Notice of sale forms (over the counter delivery)	0.20	0.22
Token replacement fee	70.00	77.00
Operator hourly rate where above regulated fees are not appropriate (per hour)	304.70	335.17

* Includes \$5.35 levy paid to Torrens Assurance Fund

** No GST applicable