

Deeds Registries (Amendment) Regulations, 2025 (No. 19)

IT is hereby notified that the Minister of Justice, Legal and Parliamentary Affairs has, in terms of section 87(1)(a) of the Deeds Registries Act [*Chapter 20:05*], made the following regulations:—

1. These regulations may be cited as the Deeds Registries (Amendment) Regulations, 2025 (No. 19).

2. The Deeds Registries Regulations, 1977, published in Rhodesia Government Notice 249 of 1977, are amended—

- (a) in section 2 by the insertion of the following definition—  
 ““Digital Land Administration Platform (DLAP)” means an automated land administration system that allows online processing of deeds and documents;
- (b) in section 60 by the insertion of —
  - (i) of the “Fourth Schedule” after the words “Second Schedule”;
  - (ii) of the following subsection after subsection (2)—  
 “(3) Fees referred to in subsection (1) shall be payable using either the manual process specified in the Second Schedule or the Digital Land Administration System (DLAP) specified in the Fourth Schedule”.
- (c) by the insertion of the following Schedule after Third Schedule—

“FOURTH SCHEDULE (*section 60*)

**THE DIGITAL LAND ADMINISTRATION (DLAP) SYSTEM  
FEES**

<b>Transfers</b>	
<b>Item</b>	<b>Fee (US\$)</b>
Deeds of Transfer-	70
Deed of Grant	70
Verification/Validation of Title Deed	70

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<b>Transfers</b>	
<b>Item</b>	<b>Fee (US\$)</b>
Deed of Transfer	70
Deed of Donation Transfer	70
Deed of Partition Transfer	70
Deed of Rectification Transfer	70
Deed of Exchange Transfer	70
Deed of Deceased Estate	70
Certificates of Registered Title	70
<b>Other Transactions</b>	
Registration of Mortgage Bonds	40
Consents	40
Notarial Deeds (Trusts and Amendments, Servitudes, Leases, Antenuptial Contracts, Sectional Title in terms of section 27 of the Deeds Registries Act [ <i>Chapter 20:05</i> ], Change of Name, Miscellaneous Agreements (MA)	40
Caveats (Registration /Upliftment)	
<b>Searches</b>	
Deed Search	5”.

\*Alternatively, fees above may be paid in the local currency (ZiG) using the Reserve Bank of Zimbabwe (RBZ) Interbank Market mid-rate prevailing at the date of payment: Provided that where stamp duty is payable in foreign currency, in terms of section 24A of the Finance Act [*Chapter 23:04*], fees shall be strictly paid in United States dollars.