

Applying for a Landholding Licence in Montserrat – A Step by Step Guide

The ownership of land in Montserrat by a non-Montserratian is governed by the Landholding Control Act (Cap. 8.02). A non-Montserratian wishing to hold land as owner, tenant or mortgagee in Montserrat is required to apply for a landholding licence.

The instructions below seek to assist an applicant intending to obtain a landholding licence to hold land in Montserrat.

1. The applicant is required to submit to the Permanent Secretary, Ministry of Agriculture an application for the grant of a landholding licence. The applicant is also required to submit a copy of the application to the Registrar of Lands, Land Registry. An attorney-at-law may submit the application on behalf of the applicant.
2. The application must clearly set out:
 - (a) the reference number of the land (Block & Parcel Number) which is the subject of the application;
 - (b) a brief description of the land;
 - (c) the correct full name of the applicant;
 - (d) the nationality of the applicant; and
 - (e) the consideration (purchase price) of the property which is the subject of the application.
3. An application will only be accepted for a whole parcel. If an applicant desires to purchase part of a parcel, he or she must ensure that the parcel is first subdivided and the part that he or she desires to purchase is given its own block and parcel number.
4. The application must be supported by a legible copy of the photo page of the passport of the applicant.
5. On submission of the application, the Land Registry reviews the application to ensure that all the relevant information is provided.
6. If further information is required, a request for additional information is made to the applicant.
7. Once the information provided on or with the application is sufficient, the Land Registry prepares a Cabinet Memorandum in respect of the application and a draft landholding licence and submits both documents to the Minister of Agriculture, Lands, Housing and the Environment.

To lease land (tenant):

\$1,500 or 15% of the yearly rental value of the land, whichever of the two is greater.

The Property Valuation Officer of the Inland Revenue Department is responsible for determining the yearly rental value of the land.

Further Information

Any query or request for clarification on the information provided above may be addressed to the following contacts:

Permanent Secretary
Ministry of Agriculture, Lands, Housing and the Environment
Brades
Montserrat
Tel: (1) 664-491-2075 / 2546
Fax: (1) 664-491-9275
Email: malhe@gov.ms/

or

Registrar of Lands
Lands and Survey Department
P.O. Box 369
Brades
Montserrat
Tel: (1) 664-491-3669 / 3620
Fax: (1) 664-491-2469
Email: surveys@gov.ms/