

# Notice

## To Lodging Parties

14 May 2026

No. 276

### **Update on Fee Collection Error – Certain Transfers of Multiple Interests (Document Prefix TM, TL, TE, TU)**

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This Notice provides an update on the issues detailed in [Notice to Lodging Parties \(NLP\) No. 273](#), and outlines associated regulatory and fee changes that will come into effect from 1 July 2026.

#### **Background**

As advised in NLP 273, a small number of lodging parties have been affected by the over collection of regulated lodgement fees by the State of South Australia for certain Transfers of an Interest where multiple interests are transferred between the same parties.

NLP 273 provided an interim exemption pathway to avoid unnecessary disruption while the longer-term position was considered by the State.

Please note that this exemption pathway will not be available from 1 July 2026.

#### **Update**

Following careful consideration of operational, cost, time, and business continuity impacts, the State has determined that:

1. A possible option to wind back the electronic lodgement mandate is not feasible and is not in the best interest of consumers, productivity or business continuity.
2. System upgrades to support additional transfers of interest would be costly and time consuming, and there is a risk of degrading settlement service if interim workarounds are relied upon.
3. The most efficient and equitable course of action is to align fees and rules with the practical system limits that already operate in the electronic environment.

This is a practical alignment exercise and does not affect the vast majority of day-to-day conveyancing transactions.

Electronic dealings have operated with a 20-title limitation for years without disruption, and transfers of interest have operated with a one interest per document limitation in the electronic environment.

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#### **Office of the Registrar-General**

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**Government of South Australia**

Department for Housing and Urban Development

## What is changing from 1 July 2026

There are two related changes, as follows:

### 1. Introduction of a new regulated fee

A new regulated fee, applicable to Transfers of an Interest under section 150 of the [Real Property Act 1886](#), is being introduced so that fees reflect the practical system limitation of one interest per dealing.

This change ensures the fee structure aligns with the way these dealings must be processed and recognises that current fees for more complex, higher workload transactions are not equitable or cost reflective.

### 2. Regulation change

The [Real Property \(Registration of Instruments\) Amendment Regulations 2026](#) will come into operation on 1 July 2026 amending Part 7 of the [Real Property Regulations 2024](#). A new regulation will be inserted after regulation 16, as follows:

#### 16A—Registration of instruments

- (1) Subject to subregulation (2), an instrument lodged for registration in the Lands Titles Registration Office (including an instrument lodged electronically) for the purposes of the Act may include no more than 20 title references.
- (2) Subregulation (1) does not apply to an instrument, or instrument of a class, declared to be exempt by the Registrar-General.
- (3) The Registrar-General may revoke an exemption under subregulation (2) for any reason the Registrar-General thinks fit.
- (4) In this regulation—  
*title reference* means a reference to a certificate of title, Crown lease or Crown record.

## Exemptions intended to be declared by the Registrar-General

The above regulation includes the ability for the Registrar-General to exempt instruments or classes of instruments.

At this stage, I intend to exempt an instrument lodged under Part 19AB of the [Real Property Act 1886](#) from Regulation 16A(1).

Current evidence suggests the affected dealings are low volume and currently managed in alignment with settings in the electronic environment. In practice, fewer than five per cent of transactions are lodged in paper, and of those there are a very small number of dealings that would be impacted by these changes.

Requests to lodge in paper due to an inability to lodge electronically have been rare, and for those received the transactions are not typical everyday consumer conveyances.

The impacts largely arise in complex transactions, including banking and high-end commercial dealings.

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Department for Housing and Urban Development

Stakeholders who consider that any additional exemptions should be made are invited to make a written submission to:

Attention: Office of the Registrar-General  
Email: [DHUD.RegistrarGeneral@sa.gov.au](mailto:DHUD.RegistrarGeneral@sa.gov.au)

The written submission should set out the following:

- The specific instrument class involved.
- Why an exemption is operationally necessary.
- Worked examples, including volumes and the practical impacts.

### **Stamp duty and RevenueSA arrangements**

Concerns about stamping and apportionment are acknowledged. RevenueSA has confirmed that existing stamping practices can accommodate transfers in series.

### **What happens to the interim approach from NTLP 273**

NTLP 273 provided that certain transfers would be accepted for paper lodgement without the need to seek a Registrar-General exemption, and that refunds relating to electronic lodgement would be processed after reconciliation.

From 1 July 2026 the fee and regulatory changes outlined above will establish the enduring settings and as such the interim provisions will no longer apply.



**Gemma Wallace**  
Registrar-General

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