



Lands & Survey Department

Publication Scheme

Produced in accordance with the Deputy Governor's Code of Practice

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1. About the Publication Scheme

Every public authority covered by the Freedom of Information Act has a legal duty to maintain a publication scheme.

The purpose of a publication scheme is to make information readily available to the public without the need for specific written requests. Schemes are intended to encourage authorities to proactively publish information, to develop a culture of openness and participation.

The publication scheme lists the information which is readily available to the public. The list is divided into seven (7) different categories of information, to help you find the documents you are looking for.

This publication scheme commits the Lands & Survey Department to making information available to the public as part of its normal business activities.

The Lands & Survey Department will:

- specify the information held by the Department, which falls within the seven (7) categories below;
- proactively publish or otherwise make routinely available, information which is held by the Department and falls within the categories below;
- describe the methods by which specific information is made available, so that it can be easily identified and accessed by members of the public;
- list any fees charged for access to information described in this scheme;
- publish or otherwise make information available, in accordance with the methods and fees stated in this scheme;
- make this publication scheme available to the public; and
- regularly review and update the information made available under this scheme.

2. Information that may be withheld

The Lands & Survey Department aims to be as open as possible. However, some information will not be published or may only be published in redacted form where the Freedom of Information Act, the Data Protection Act, the Registered Land Act, confidentiality obligations, statutory access regimes or other applicable laws require or permit withholding.

The Lands & Survey Department will generally not publish:

- information in draft form;
- information that is not held by the Lands & Survey Department or which has been disposed of in accordance with a legally authorized disposal schedule;
- information that is not readily-available – for example: information that is contained in files that have been placed in archive storage, or records requiring extensive retrieval;
- information which is exempt under the FOI Act or otherwise protected from disclosure – for example: personal data; or commercially sensitive information. Records containing exempt matter will be published in a redacted¹ form, wherever it is practical to do so, indicating which exemptions apply.
- Records available for purchase or inspection under a separate statutory or administrative access process, where access must be provided under that process; and
- Information that is sold on a commercial basis as part of the Department's business operations.

However, there may be limited circumstances where information will be withheld from one of the categories of information listed in *section 7: Categories of information*.

¹ A copy of the record, with the exempt matter deleted in accordance with the National Archive's *Redaction Standard*.

Information will only be withheld where the FOI Act expressly permits it.

For example: where disclosure would breach the law of confidentiality, infringe personal privacy, harm the Lands & Survey Department's (or another organization's) commercial interests, or endanger the protection of the environment.

Whenever information is withheld, we will inform you of this and explain why that information cannot be released. Even where information is withheld, it may be possible to provide a redacted copy, with the exempt matter edited out.

If you wish to complain about any information which has been withheld, please refer to *section 6: Complaints*.

3. Methods of access

Information available under our publication scheme will usually be accessible through the methods described below.

Section 7: Categories of information provides more details on the information available under the scheme, along with additional guidance on how the information within each category may be accessed.

Online

Many of our documents are published electronically on the Department's website, www.caymanlandinfo.ky, and can be downloaded in PDF or other digital format. Online services are also available for selected Land Registry and Mapping/GIS products.

Primary website: www.caymanlandinfo.ky

Online Document Request: www.lands.gov.ky / www.online.gov.ky Document Request

Online Map Request: [Map Request page](#)

Where information is available online, a link within *section 7: Categories of information* will direct you to the relevant page or document.

If you are still having trouble locating information listed under our scheme, please contact us on +1 345 244 6642 or Caymanlandinfo@gov.ky.

Information in this document that are in [blue](#) are hyperlinked to specific pages in this document, to our website, email addresses or to external sites.

Email

If information is listed in our publication scheme but is not published on the website, we may be able to send it to you by email. You can email us at foi.lsu@gov.ky or landsurv.info@gov.ky to request information. Please provide a telephone number so that we can call you to clarify details if necessary.

Phone

Documents listed in the publication scheme can also be requested by telephone. Please call +1 345 244 3420 to request information.

Post

All information listed in the publication scheme will usually be available in hard copy (for a fee). Requests may be addressed to:

The Director
Lands & Survey Department
Box 120
Grand Cayman KY1-9000
Cayman Islands

In your request, please provide your name and address, full details of the information or documents you would like to receive. You may also wish to provide a telephone number so that we can call you to clarify details if necessary. For faster processing, please also include any applicable fee. (See *section 4: Fees and charges* for further details.)

Personal visits

In limited cases, some information may be available for inspection by appointment or during public counter hours. You may be required to make an appointment to view information listed in the publication scheme. This will be clearly stated in *section 7: Categories of information*, and relevant contact details will be provided in that section.

The Department's Grand Cayman office is located at the Government Administration Building, 133 Elgin Avenue, George Town. The Cayman Brac office is temporarily located at #256 Creek Road, Cayman Brac. Please check the website for current hours before visiting.

Advice and assistance

If you experience any difficulty identifying the information you want to access, please contact us by telephone at +1 345 244 3420 or by email at landsurv.info@gov.ky or foi.lsu@gov.ky

The Lands & Survey Department will adhere to its obligations under section 10 of the FOI Act and any requirements relating to disability or discrimination when providing information in accordance with this publication scheme.

Information will be provided in the language in which it is held or in such other language that is legally required. Where the Lands & Survey Department is legally required to translate any information it will do so.

In certain circumstances published information may only be available for viewing in-person. Inspection rooms are available during the operating hours of our counter service, 9.30am-4pm on business days.

4. Fees and charges

The purpose of this scheme is to make the maximum amount of information readily available at minimum effort and cost to the public. The Lands & Survey Department strives to ensure that fees and charges are clearly explained and kept to a minimum. Information published online, downloaded from the Department's website or sent electronically where no statutory or service fee applies will generally be provided free of charge.

Fees may be charged for providing information in paper copy, where statutory fees are prescribed, where products are sold by the Department, or where services are provided through the Land Registry, Survey, Valuation or GIS/Mapping functions. Charges will reflect the actual costs of reproduction and postage, as described below.

There are some publications which the Lands & Survey Department offers for sale. These publications are charged at the price indicated in Appendix 1, plus actual postage costs as charged by the Cayman Islands Postal Service.

Item	Fee/basis
Black and white photocopy	\$1.00 per page
Colour photocopy	\$1.50 per page
Postage or Courier delivery	Actual cost
Land Registry, Survey, Valuation, GIS products	Statutory fees, approved service fee, published product price, where applicable
Online Document Request and Map Request	Fee displayed through the service or published fee schedule before payment/submission.

Where a fee applies, the requester will be advised of the amount and the basis for the fee before the information is provided. The Department may require payment before providing the information or product.

Details of any individual charges which differ from the above policy are provided within *Section 7: Categories of information*.

5. Requests for information outside the Publication Scheme

Information held by the Lands & Survey Department that is not published under this scheme can be requested in writing. Your request will be considered in accordance with the provisions of the FOI Act.

- Email: foi.lsu@gov.ky
- Post: Freedom of Information Manager, Lands & Survey Department, Box 120, Grand Cayman KY1-9000, Cayman Islands.
- Request should include the applicant's name, contact details, and enough detail to identify the information being requested.

Most Land Registry and Survey records managed by the Department are public records available through dedicated statutory or administrative access channels. Where a record is available for purchase, inspection or access under another law or established process, access will be provided through that process rather than by FOI request.

6. Complaints

The Lands & Survey Department aims to make our publication scheme easy to use and to ensure our information is accessible to the public.

Complaints about this publication scheme or access to information listed in it may be sent to Freedom of Information Manager at foi.lsu@gov.ky . Service feedback, compliments and complaints may also be submitted through the Department's Compliments and Complaints procedure.

The Department's service feedback process provides that compliments or complaints will be acknowledged within two (2) business days and investigated/responded to within 20 business days where possible. If more time is needed, the Department will explain why and provide a revised date.

Further information about our complaints procedures can be obtained from our Compliments and Complaints section on our [website](#).

You have legal rights to access information under the Freedom of Information Act and a right to complain to the Ombudsman if you are dissatisfied with our response.

Ombudsman Cayman Islands,
5th Floor, Anderson Square,
64 Shedden Road,
George Town, Grand Cayman

PO Box 2252,
Grand Cayman KY1-1107,
CAYMAN ISLANDS

Telephone: +1 345 946 6283
Email: info@ombudsman.ky

7. Categories of information

[About Us](#)
[Strategic Management](#)
[Finance & Administration](#)
[Policies & Procedures](#)
[Lists & Registers](#)
[Our Services](#)

ABOUT US

Item	Current Information/action
Name of Public Authority	Lands & Survey Department
Parent Ministry	Ministry of Planning, Lands, Agriculture, Housing & Infrastructure (MPLAHI)
Minister	Hon. Johany “Jay” Ebanks, MP- Minister for Planning, Lands, Agriculture, Housing & Infrastructure
Chief Officer	Eric Bush, Cert. Hon., JP- Chief Officer, MPLAHI
Director	Uche Obi
Deputy Director /FOI Manager	Sophia Williams
Chief Valuation Officer	Ruth Watson
Registrar of Lands	Regina Ebanks
Chief Surveyor	Darren Kelly
GIS Manager	Andrew Edwards
Finance Manager	Vacant
Human Resource Manager	Opal Ruiz

Organization and Functions

The Lands & Survey Department is the land information authority for the Cayman Islands. Its functions include land registration, cadastral survey control, national mapping and geographic systems, valuation and estate services, stamp duty assessment and adjudication, and the provision of public land information products and services. It comprises several sections linked by a common dealing and involvement in land and is staffed by over 70 people.

Finance & Administration

The Administration & Finance Section provides administrative and financial support for all the other sections including Survey, Valuation & Estates, Land Registry and NGIS.

- **Administrative Sub-section** - Provides prompt administrative duties for Lands & Survey Sections, thus providing them quality time to practice, research, and develop their core functions.
- **Finance Section** - Provides essential services to ensure that all financial business functions are completed, including the daily collection of registry fees, document fees, and payment for myriad products, documents and services as well as daily lodgments.

Collating and reporting of daily, monthly, quarterly and annual financials are submitted and disseminated to The Director, Heads of Section, and the Chief Financial Officer (CFO) in the Ministry to assist them in making informed and effective decisions.

National Geographic Information Systems (NGIS) - Development & Production

The NGIS Section comprises two teams of trained GIS professionals with combined expertise in analysis, programming, database administration, cartography, application development and data maintenance.

The NGIS Development team is responsible for developing new and innovative methods for delivering the department's GIS and data services to government and the private sector. The team builds GIS, land information systems and information technology-related solutions, tools, services and applications for both web and desktop environments.

Underpinning the day-to-day work of the department, the NGIS Production team maintains the wide array of databases necessary for map production and database query. One of the key roles performed is parcel database maintenance based on daily input from the Land Registry. The database comprises over 30,000 parcels and undergoes constant updates and edits to ensure that the latest land information is always available for map products, registry document services and data-driven applications.

The NGIS Section offers many products and services, including:

- Creation and maintenance of the National GIS for the Cayman Islands
- Delivery of interactive mapping, data and document services via the web
- Producing standard and customized cartography
- Programming customized GIS & Land Information software
- Consultancy for a variety of clients to leverage GIS for their individual needs
- Listing parcels and owners for planning applications

- Street address location
- Spatial data creation, manipulation and maintenance for the public and private sectors
- Caymap training

Land Registry

The Cayman Islands Land Registry records the details of all land ownership information in the Cayman Islands. The Registrar of Lands is responsible for the maintenance of Land Registers and Registry Maps, both of which are governed by the Registered Land Act, Registered Land Rules, and Strata Titles Registration Act and Strata Titles Registration Regulations. All Land Registers and associated documents are public records, allowing full transparency in the ownership transactions. Viewing and printing of Land Registers and Registry Map information together with the inspection of parcel files all attract a statutory fee.

In addition to the registration of land transactions, the Land Registry also undertakes the following services, for which a fee may be payable:

- Provision of Land Registry information to the general public, including copies of the Land Register and Registry Maps, and supporting documentation;
- Maintenance of an electronic Application Book of all documents presented for Registration;
- Provision of general searches including properties owned by a particular person or entity;
- Maintenance of a Register of Powers of Attorneys appointed to act in property transactions;
- Maintenance of a Strata Plan Registry, including the By-Laws (if any) of a Strata;
- Issuance of Land and Lease Certificates (now broadly obsolete);
- Assist with the preparation and witnessing of Land Registration Instruments.

Lands Office (Cayman Brac)

The Lands & Survey Department has a satellite office on Cayman Brac, staffed with a Land Registry Officer and a Land Survey team. This office provides Land Registry and surveying services for Cayman Brac and Little Cayman. Surveys for the private sector are also undertaken in the Sister Islands on a normal fee basis.

Survey

The Chief Surveyor heads the Survey Section and holds statutory powers that empower him to direct, supervise and control all surveys, including the authentication of legal cadastral surveys. He regulates the land surveying practice and is the authority for the preparation and publication of the official maps of the Cayman Islands.

The Survey Section provides surveying services to core government and statutory bodies in Grand Cayman. The Cayman Brac office provides services to both the Government and private sectors in Cayman Brac and Little Cayman.

Cadastral surveying is the process of mapping property boundaries to provide an unambiguous definition of the parcel extent and to maintain the Registry Maps. A legal requirement in the registration process, they can only be undertaken by Licensed Land Surveyors and Government Surveyors in accordance with the Land Surveyors Act and Land Survey Regulations for the purposes of the Registered Land Act.

In addition to legal surveys, the Survey Section carries out other types of surveys such as: Control, Densification, Topographical, Engineering, Road, Volumetric and Hydrographic. The Cayman Islands is a coordinate-based, not a measurement-based system. Technological advancement in survey instrumentation, computer processing power and software developments have effectively positioned the Department as a leader in surveying expertise and consultancy.

Valuation & Estates Office

The Valuation & Estates Office (VEO) provides a comprehensive range of professional valuation and real estate services to Government. It comprises a professional team of Chartered (Valuation) Surveyors who are members of the Royal Institution of Chartered Surveyors (RICS).

The VEO undertakes the following functions:

- **Stamp Duty** - The assessment and adjudication of land and buildings for Stamp Duty purposes under the Stamp Duty Act.
- **Valuation** - All valuations on behalf of CIG for various purposes including Financial Reporting, the acquisition and disposal of property.
- **Compulsory Acquisition & Compensation** - The VEO, acting as agent for the National Roads Authority, provides compensation estimates for road schemes. In accordance with the Provisions of the Roads Act (2005 Revision), the VEO negotiates and settles compensation claims with land owners affected by new road schemes.
- **Acquisition of Property and Leases** - The VEO acquires land and buildings for the government by way of negotiated agreement and sometimes by compulsory acquisition in accordance with the Lands Acquisition Act. Also, the VEO procures all rented accommodation for government departments.
- **Disposal and Letting of Crown Land** - All Crown property that is surplus to government requirements is sold or let by the VEO to the private sector. The sale is completed in accordance with the Governor (Vesting of Lands) Act.
- **Management** - The VEO manages the Crown Estate of owned and leased properties, carrying out lease renewals and rent reviews for other government departments, Ministries & Portfolios and deals with licenses, rights of way & easements.
- **General Property Advice** - The VEO is responsible for providing general professional property advice to Government Departments, the Statutory Authorities, Ministries and Portfolios.

Contact Information

Mail:	Lands and Survey Department Box 120 Government Admin Building Grand Cayman KY1-9000 Cayman Islands	
Phone:	+1 (345) 244 3420	
Department E-mails:	General Enquiries Land Registry Land Registry Search Request Survey	landsurv.info@gov.ky registry.info@gov.ky landregsearch@gov.ky survey.info@gov.ky

	Valuation & Estates Office Mapping/GIS FOI Caymanlandinfo/Caymap Finance Section Street Addressing Compliments and Complaints Feedback	valuation.info@gov.ky mappinginfo@gov.ky foi.lsu@gov.ky caymanlandinfo@gov.ky lsufinance@gov.ky streetaddressing@gov.ky LSUComplimentsAndComplaints@gov.ky LSUFeedback@gov.ky
Website: Contact Us: (web form)	www.caymanlandinfo.ky https://www.caymanlandinfo.ky/Contact-Us	

Location and hours	Matters handled
Lands & Survey Department Government Administration Building 133 Elgin Avenue George Town Grand Cayman Cayman Islands Opening Hours: Office: 8.30am – 5pm, Monday – Friday Land Registry & Map Counter: 9.00am – 4pm, Monday - Friday	All Department services
Brac Lands Office District Administration Building 19 Kirkconnell Street P.O. Box 229 Cayman Brac, KY2-2101 Cayman Islands Opening Hours: Office 8.30am – 5pm, Monday – Friday Land Registry Counter 9.00am – 4.30pm, Monday - Friday	Land Registry & Survey. Limited Map sales.

Boards and committees

Land Surveyors Board	Meetings	Minutes
Chairman Darren Kelly MRICS Secretary Godfrey Gayle Members Roland Bodden Colin Fawkes	Meetings held 1-2 times a year, not open to the public.	Not currently available

Frequently asked questions

We maintain a dedicated Frequently Asked Questions page and link to it from this scheme. FAQs include, Land Registry, Geographic Information Systems, Valuations and Surveys.

A full list of [Frequently Asked Questions](#) can be found at www.caymanlandinfo.ky.

STRATEGIC MANAGEMENT

Administering the Lands & Survey Department's operations at the organizational level; developing business plans and corporate policy; setting long-term goals and objectives; evaluating the agency's overall performance and progress towards established targets; managing programs to improve business processes and ensure consistent service delivery; preparing or revising laws and other regulatory instruments that affect the Department's functions and responsibilities; obtaining legal advice from external sources.

GOVERNANCE

The following laws govern the Lands & Survey Department. All laws can be accessed on the Cayman Islands Government Online Legislation website at legislation.gov.ky.

- Companies Act (2026 Revision)
- Data Protection Act (2021 Revision)
- Development & Planning Act (2021 Revision)
- Development & Planning Regulations (2024 Revision)
- Financial Regulations (2024 Revision)
- Freedom of Information Act (2021 Revision)
- Freedom of Information (General) Regulations (2021 Revision)
- Government Fees Act (2016 Revision)
- Governor Vesting of Lands Act (2005 Revision)
- Land Acquisition Act (1995 Revision)
- Land Adjudication Act (1997 Revision)
- Land Holding Companies Share Transfer Tax Act (2022 Revision)
- Land Holding Companies Share Transfer Tax Regulations (1997 Revision)
- Landlord & Tenants Act (1998 Revision)
- Land Surveyors Act (1996 Revision)
- Land Surveyors Regulations (2018 Revision)
- Land Title Settlement Act (1979)
- Limitation Act (1996 Revision)
- National Archives and Public Records Act (2026 Revision)
- Prescription Act (2018 Revision)
- Public Management and Finance Act (2026 Revision)
- Public Service Management Act (2025 Revision)
- Personnel Regulations (2025 Revision)
- Registered Land Act (2018 Revision)
- Registered Land Rules (2018 Revision)
- Roads Act (2005 Revision)

- Roads (Naming and Numbering) Act (2019 Revision)
- Roads Regulations (1998 Revision)
- Settled Land Act (1998 Revision)
- Stamp Duty Act (2019 Revision)
- Strata Titles Registration Act (2013 Revision)
- Strata Title Registration Regulations (2006 Revision)
- Succession Act (2021 Revision)

Case Law from the Roads Assessment Committee and Grand Court on land related matters is selectively published on www.caymanlandinfo.ky.

Corporate management

- Departmental strategic priorities and business plans, where approved for publication.
- Budget Statements and annual reports available through Government or Parliament publications
- Audit reports, public reports and major performance reviews relating to the Department or land administration services.
- Published statistics, including land transaction statistics and Residential Property Price Index Information.
- Major online service and customer service improvement projects, where public facing.

FINANCE

Administering the Lands & Survey Department's internal functions and managing its resources efficiently and effectively. Includes the management of monetary resources; material resources; human resources; information resources; and relationships with clients, the public and other government agencies.

Financial management

Documents relating to the administration of the Lands & Survey Department's monetary resources – including projected and actual income and expenditure; tendering; procurement; and contracts.

- Departmental budget
- Tenders & recently awarded contracts
- Payment options for services, statutory fees and subscription services.

Documents relating to other administrative functions carried out within the Lands & Survey Department – including buildings, equipment & vehicles; communications; information & technology management.

Human Resources

- General human resources policies, staff development information that are appropriate for publication.
- Published information on organizational structure, staffing arrangements and leadership responsibilities.
- Job vacancies, recruitment notices and career opportunities.

- Staff pay and grading structures.

POLICIES & PROCEDURES

This category covers current written protocols, guidance, procedures and standards used by the Department in carrying out functions, activities and services. Where documents are public facing, they should be published in the Document Library or linked from relevant service page.

Sub-category	Documents/Pages
General	Compliments and Complaints Procedure; Privacy Notice, Data Protection Policy; FOI policy/procedures, customer service standards, payment information
Land Registry	Land Registry Manual published 2020; Land Registry Guidance Notes; prescribed forms; Signing and Witnessing Guidance; Guide to Registrar's Hearings; Registry fees; Document Tracking; Document Request Instructions.
Valuation & Estate Office	Stamp Duty Guidance; Chattels Policy; Acquisition and Compensation procedures; Guide to Compulsory Purchase and Acquisition; Office Space/Property Procedures.
Survey	Licensed Land Surveyors information; survey types; geodetic system; survey fee information.
GIS/Mapping	Map Request Instructions; Caymap subscription information; address locator; and mutation history.

DECISIONS & RECOMMENDATIONS

This category covers proposals, resolutions, assessments, decision-making processes, recommendations and published decisions affecting the public.

- Selected Road Assessment Committee Decisions and Grand Court decisions on land related matters, where published.
- Compensation guidance and road scheme notices, including Boundary Plans and Prescribed Composite Maps.
- Stamp Duty Updates, including changes to concessions/waivers and relevant application forms.
- Public consultation documents, policy proposals and public notices relating to land administration or department services.
- Statistics, reports and announcements relating to department services, including land transactions, RPPI, and other major service changes.

LISTS & REGISTERS

Register/List	Access Method/Notes
Land Register	Public access. Access Land Registry Counter through, online Document Request. Fees apply
Strata Register (Strata Plans and By-laws)	Public access. Access through Land Registry Counter, online Document Request. Fees apply
Registry Maps and Map Extracts	Public access. Access Land Registry Counter through, online Document Request, online Map Request. Fees Apply
Registry Document Tracking	Available through Registry Document Tracking online service.
Powers of Attorney	Public access. Access through Land Registry Counter, online Document Request. Fees apply.
Licensed Land Surveyors	Publish and maintain current list on website.
FOI Disclosure Log	Publish on our website
Document Library	Maintain forms, guidances, policies, case law, procedures and public facing documents in searchable format.

OUR SERVICES

This category provides detailed information about the services offered and activities carried out by Lands & Survey, to fulfil its high-level functions and responsibilities.

Online Services

Service	Description/Action
Online Document Request	<i>Allows customers to request Land Registry Documents online. Customers add services to a cart, submit the order, see fees, pay via Mastercard or Visa debit/credit card and receive documents uploaded and emailed.</i>
Registry Document Tracking	<i>Allows customers to track submitted Land Registry documents. Ensure status description remains current.</i>
Survey Tracking	<i>Allows customers to track submitted Survey jobs. Ensure status description remains current.</i>
Land Registry Forms/Online Forms	<i>Linked to prescribed Land Registry forms through online.gov.ky and the Department website</i>
Online Map Request	<i>Allows customers to order map products online by searching map type, product options and customer information.</i>

Map Request Tracker	<i>Allows customers to track map request progress where available</i>
Mutation History	<i>Provides parcel change history information where available.</i>
Caymap/Website Subscriptions	<i>Provides subscription-based access to approved mapping land information products and land registers.</i>
Address Locator/Street Addressing	<i>Provides address search and street addressing guidance</i>
Residential Property Price Index and Transaction Statistics	<i>Publishes property information and interactive/statistical materials where available.</i>

GIS/Mapping Services

- Standard Maps – pre-made printed maps for general reference
- Customised Maps – tailored maps for parcels or communities with selected layers such as aerial imagery, contours, streets, buildings, right-of-ways, road names, and parcel labels.
- Buffer maps- digital maps showing parcels within a selected distance, commonly used for planning notices, coastal works, neighbourhood notifications, and strata owner notifications.
- Standard Location Maps – registry-based maps for blocks, parcels numbers, including registry maps, or extracts. Survey plans showing parcel boundaries.
- Caymap subscription, GIS data products and geospatial support services.

Land Registry

- Land registration and maintenance of land registers and registry maps.
- Land registry searches, owner searches, official searches and copies of instruments/registers.
- Document Request and Document Tracking Services.
- Prescribed forms, Land Registry Manual and Guidance notes.
- Strata Registration, by-law records and related forms.

Valuation & Estates Office

- Stamp Duty Assessment and adjudication, including public guidance on rates, interest and concession/waivers.
- Application forms and guidance for stamp duty concession/waiver applications.
- Valuation for Government purposes and property analytics.
- Compulsory acquisition and road compensation guidance and forms.
- Crown estate management, leases, disposals, property advice and accommodation support for Government.

Survey Services

- Cadastral survey submission review and plan authentication.
- Geodetic control, boundary, topographic, road and other survey services.
- Licensed Land Surveyor information and cadastral surveying standards.
- Street naming and addressing support.

Department Forms

- All forms are available in our [Document Library](#)

Appendix 1 – Schedule of Fees, Services & Duties

Appendix 1A – Registry Fees

Section/Law: Registered Land Act (2018 Revision), Registered Land Rules (2018 Revision), Strata Titles Registration Act (2013 Revision), and Strata Titles Registration Regulations (2006 Revision)/

Registry and strata related fees are payable in accordance with the applicable statutory provisions, including the relevant fee schedules in the Rules and Regulations.

A. Search, Copy and Map Fees

Description	Rate/Fee
Application to inspect a register	CI\$5.00 per register inspected
Official Search (Stay of Registration)	CI\$50.00
Copy Register – Certified	CI\$20.00
Copy Register – Uncertified	CI\$14.00
Copy Strata Plan – Certified	CI\$20.00
Copy Strata Plan – Uncertified	CI\$10.00
Copy By-Laws – Certified	CI\$20.00
Copy By-Laws – Uncertified	CI\$14.00
Copy Instruments – Certified	CI\$20.00
Copy Instruments – Uncertified	CI\$14.00
Name Search	CI\$25.00
Registry Map – Certified	CI\$30.00
Registry Map – Uncertified	CI\$15.00
Registry Map Extract – Certified	CI\$10.00
Application to inspect a register	CI\$5.00 per register inspected
Registry Map Extract – Uncertified	CI\$5.00

B. Certificates, Plans, and Other Fixed Registry Strata Charges

Description	Rate/Fee
Application for Land Certificate	CI\$50.00
Application for Lease Certificate	CI\$50.00
Application for Declaration of Lost or Destroyed Certificate under section 34	CI\$50.00
Application to fix a boundary under section 18(1)	CI\$100.00 per hour or part thereof, plus expenses
Application for an instrument to be prepared by the Registry	CI\$50.00
Application for an instrument to be prepared in the Registry which, in the opinion of the Registrar, requires substantial additions or variations from the prescribed form	Such fee, not exceeding CI\$150.00, as the Registrar may assess

Opening of Strata Registers	CI\$30.00 per strata parcel opened
Strata Plan Registration	CI\$50.00
Amendment to Strata Plan	CI\$10.00 per amendment
Amendment or Variation of Strata By-Laws	CI\$25.00 per set of amendments
Destruction of a Strata	CI\$50.00
Application for opening of New Land Registers	CI\$50.00 per parcel
Survey Plan copy	CI\$10.00 per sheet
Witnessing of Land Transaction	CI\$50.00
Late Registration Fee under section 39(1)–(3) of the Registered Land Act	CI\$50.00 after each period of 45 days or part thereof

C. Registration of Documents/Instruments

General Filing fee: Unless otherwise stated, the registration fee for the following documents or instruments is CI\$50.00 per instrument.

Instrument/Document	Rate/Fee
Appointment of Guardian (Court Order)	CI\$50.00
Conversion of Title	CI\$50.00
Conversion of Title and Preparation	CI\$100.00
Inhibition	CI\$50.00
Removal of Inhibition	CI\$50.00
Rectification of Register	CI\$50.00
Restriction	CI\$50.00
Removal of Restriction	CI\$50.00
Title Acquired by Possession by virtue of the Limitation Act	CI\$50.00
Proprietor by Transmission	CI\$50.00
Transfer by Personal Representative	CI\$50.00
Charge Order	CI\$50.00
Discharge of Charge Order	CI\$50.00
Caution (without stamp duty)	CI\$50.00
Caution (with stamp duty)	CI\$50.00
Withdrawal of Caution	CI\$50.00
Charge	CI\$50.00
Discharge of Charge	CI\$50.00
Collateral Security Charge	CI\$50.00
Substitute Security Charge	CI\$50.00
Transfer of Charge	CI\$50.00
Variation of Charge	CI\$50.00
Easement	CI\$50.00
Power of Attorney	CI\$50.00
Revocation of Power of Attorney	CI\$50.00
Lease	CI\$50.00
Removal of Lease	CI\$50.00
Surrender of Lease	CI\$50.00
Transfer of Lease	CI\$50.00

Partition	CI\$50.00
Transfer of Land	CI\$50.00
Transfer of Land (Natural Love and Affection)	CI\$50.00
Grant of Profit	CI\$50.00
Release of Grant of Profit	CI\$50.00
Restrictive Agreement	CI\$50.00
Release of Restrictive Agreement	CI\$50.00
Sub-Lease	CI\$50.00
Severance of Joint Proprietorship	CI\$50.00
Substituted Charge	CI\$50.00
Transfer of Sub-Lease	CI\$50.00
Registrar's Order	CI\$50.00
Deletion on Death of a Joint Proprietor	CI\$50.00
Dedication of Public Right of Way	CI\$50.00
Removal of Injunction	CI\$50.00

D. Notes.

1. Registry fees are governed by the relevant registered land and strata legislation.
2. The instrument list is included for ease of reference, although many filing attract the same fee.

Appendix 1B– Stamp Duty Fees

Section/Law: Stamp Duty (2019 Revision as amended).

A. Land/Lease Instruments

Description	Rate/Fee
Purchase Agreement where the right to possession is conferred or derived	7.5% of the consideration where the consideration is less than CI\$2,000,000; 10% where the consideration is CI\$2,000,000 or more
Assignment where the right to possession is conferred or derived	7.5% where the consideration is less than CI\$2,000,000; 10% where the consideration is CI\$2,000,000 or more
Conveyance or transfer of immovable property	7.5% of the consideration where the consideration is less than CI\$2,000,000; 10% where the consideration is CI\$2,000,000 or more
First immovable property purchased by one Caymanian – land with a building, consideration CI\$550,000 or less	Nil
First immovable property purchased by one Caymanian – land without a building, consideration CI\$250,000 or less	Nil
First immovable property purchased by one Caymanian – land with a building, consideration over CI\$550,000 up to CI\$650,000	3.75% on the difference only
First immovable property purchased by one Caymanian – land without a building, consideration over CI\$250,000 up to CI\$350,000	3.75% on the difference only
First immovable property purchased by one Caymanian – land with a building, consideration over CI\$650,000 but less than CI\$2,000,000	7.5%
First immovable property purchased by one Caymanian – land without a building, consideration over CI\$350,000 but less than CI\$2,000,000	7.5%
First immovable property purchased by one Caymanian – land with or without a building, consideration CI\$2,000,000 or more	10%
First immovable property purchased by two to ten Caymanians – land with a building, consideration CI\$600,000 or less	Nil
First immovable property purchased by two to ten Caymanians – land without a building, consideration CI\$450,000 or less	Nil

First immovable property purchased by two to ten Caymanians – land with a building, consideration over CI\$600,000 up to CI\$700,000	3.75% on the difference only
First immovable property purchased by two to ten Caymanians – land without a building, consideration over CI\$450,000 up to CI\$550,000	3.75% on the difference only
First immovable property purchased by two to ten Caymanians – land with a building, consideration over CI\$700,000 but less than CI\$2,000,000	7.5%
First immovable property purchased by two to ten Caymanians – land without a building, consideration over CI\$550,000 but less than CI\$2,000,000	7.5%
First immovable property purchased by two to ten Caymanians – land with or without a building, consideration CI\$2,000,000 or more	10%
Second immovable property purchased by one Caymanian – land with a building, consideration CI\$600,000 or less	3.75%
Second immovable property purchased by one Caymanian – land without a building, consideration CI\$300,000 or less	3.75%
Second immovable property purchased by one Caymanian – land with a building, consideration over CI\$600,000 but less than CI\$2,000,000	7.5%
Second immovable property purchased by one Caymanian – land without a building, consideration over CI\$300,000 but less than CI\$2,000,000	7.5%
Second immovable property purchased by one Caymanian – land with or without a building, consideration CI\$2,000,000 or more	10%
Second immovable property purchased by two to ten Caymanians – land with a building, consideration CI\$700,000 or less	3.75%
Second immovable property purchased by two to ten Caymanians – land without a building, consideration CI\$550,000 or less	3.75%
Second immovable property purchased by two to ten Caymanians – land with a building, consideration over CI\$700,000 but less than CI\$2,000,000	7.5%
Second immovable property purchased by two to ten Caymanians – land without a	7.5%

building, consideration over CI\$550,000 but less than CI\$2,000,000	
Second immovable property purchased by two to ten Caymanians – land with or without a building, consideration CI\$2,000,000 or more	10%
Linked property transaction where the total value exceeds CI\$300,000 but is less than CI\$2,000,000	7.5% of the total value
Linked property transaction where the total value is CI\$2,000,000 or more	10% of the total value
Agreement to convey or transfer bare land in the first part of a linked property transaction	3.75% where the total value exceeds CI\$300,000 but is less than CI\$2,000,000; 5% where the total value is CI\$2,000,000 or more
Conveyance or transfer in the second part of a linked property transaction	3.75% where the total value exceeds CI\$300,000 but is less than CI\$2,000,000; 5% where the total value is CI\$2,000,000 or more
Lease over 30 years	Ad valorem duty plus duty assessed as on transfer of land on the value of the premium
Lease of 30 years or less where a premium is payable	7.5% where the premium is less than CI\$2,000,000; 10% where the premium is CI\$2,000,000 or more
Lease not exceeding 5 years, including any option to extend	5% of the average annual rent or market rent, whichever is higher
Lease exceeding 5 years but not exceeding 10 years, including any option to extend	10% of the average annual rent or market rent, whichever is higher
Lease exceeding 10 years but not exceeding 30 years, including any option to extend	20% of the average annual rent or market rent, whichever is higher
Late stamping or non-stamping – first month or part of a month	10% per annum on the duty remaining unpaid
Late stamping or non-stamping – after the first month	20% per annum thereafter on the duty remaining unpaid

B. Cayman Brac Stamp Duty Concessions

Description	Rate/Fee
Purchase of undeveloped land on Cayman Brac, where the consideration (purchase price or market value, whichever is higher) is less than CI\$2,000,000 and all concessions are met.	0%
Transfer of land relating to the purchase of developed property on Cayman Brac, where the consideration (purchase price or market value, whichever is higher) is less than CI\$2,000,000	3%
Purchase of undeveloped land or developed property on Cayman Brac	10%

where the consideration is CI\$2,000,000 or more	

Conditions applicable to the 0% concession for undeveloped land on Cayman Brac

1. The property must have a consideration or market value of less than CI\$2,000,000.
2. The applicant must apply to the Ministry of Finance for the concession.
3. The property must be developed within 2 years of the grant of the stamp duty waiver, with a building requiring planning approval and a Certificate of Occupancy.
4. If the property is not developed within 2 years, the applicants must apply to the Minister for Finance and Economic Development for an extension of up to a further 2 years.
5. If the property is not developed within the approved period, the stamp duty originally waived becomes payable in full, plus a penalty of 10%.
6. A restriction is to be placed on the property prohibiting transfer until all waiver conditions are met.
7. "Developed" means certified fit for occupation by a Certificate of Occupancy issued by the Department of Planning.

- C. **Note:** This information is provided for general guidance only. The actual amount of stamp duty payable can only be assessed upon submission of the document to the Department, and in the event of any inconsistency, the Stamp Duty Act and associated Regulations prevail.

D. Other Stamp Duty Instruments

Description	Rate/Fee
Purchase Agreement of land or strata title where no right to possession is conferred or derived	CI\$100.00
Assignment where no right to possession is conferred or derived	CI\$200.00
Power of Attorney	CI\$50.00
Conveyance or Transfer of Land – Natural Love and Affection	CI\$50.00
Mortgage or charge of immovable property where the sum secured is CI\$300,000 or less	1% of the sum secured
Mortgage or charge of immovable property where the sum secured is more than CI\$300,000	1.5% of the sum secured
Mortgage or charge of movable property, including a bill of sale, excluding a debenture	1.5% of the sum secured
Special debenture – movable property	Fee not exceeding CI\$500.00
Collateral, auxiliary, additional or substituted security where the principal security has been duly stamped	CI\$50.00

Release of mortgage or immovable property	CI\$50.00
Release or Renunciation of any property	CI\$6.00
Settlement or Declaration of Trust	CI\$40.00
Withdrawal of Caution	CI\$50.00

E. Notes

1. This appendix is a summary only.
2. Administrative currency conversion guidance may be applied by the Department where a transaction is stated or paid in US dollars.

Administrative Note:

Reference is made to the Cayman Islands Currency Order, 1974 which establishes the currency parity of the Cayman Islands dollars. For administrative assessment purposes, where a transaction is stated in United States dollars, the Department converts the consideration to Cayman Islands dollars at US\$1.0 = US\$0.84 for the purpose of assessing stamp duty. Where a customer elects to pay by US cheque, the Cayman Islands dollar amount is converted using the bank conversion rate then applied for cheque processing, presently at US\$1.00 = CI\$0.82. The bank conversion rate applies for payment processing only.

Appendix 1C – Survey Fees

Section/Law: Land Survey Regulations (2018 Revision).

Survey related fees are governed by the Second, Third, Fourth and Fifth Schedules to the Regulations. Certain charges are fixed by Schedule, while others are assessed by reference to the type of work, time spent, the nature of the survey, or the applicable statutory basis.

A. Statutory Fees/Charges

Description	Rate/Fee
Surveys by the Survey Department	Assessed in accordance with the Second Schedule to the Land Survey Regulations
Authentication of plans	Assessed in accordance with the Third Schedule to the Land Survey Regulations
Prints of survey plans on dyeline paper	CI\$0.50 per square foot
Photocopying of computation sheets, field notes and similar records	CI\$0.75 per foolscap sheet
Provision of survey data	CI\$25.00 per approved scheme
Amendments made in the registry map	CI\$4.00 per parcel
Fees of licensed surveyors	Assessed in accordance with the Fifth Schedule to the Land Survey Regulations

B. Survey Section – Departmental Hourly Rates (Grand Cayman)

Position	Hourly Rate (CI\$)
Chief Surveyor	300.00
Senior Geomatician	200.00
Geomatician	150.00
Land Survey Officer	100.00
Field Assistant	75.00
Cadastral Quality Assurance Officer	200.00
Cadastral Quality Assurance Assistant	150.00

C. Survey Section – Departmental Hourly Rates (Cayman Brac)

Position	Hourly Rate (CI\$)
Geomatician	100.00
Land Survey Officer	80.00
Field Assistant	40.00

D. Notes

1. Statutory fees and administrative hourly rates should be read together where applicable.
2. Actual charges may vary depending on the nature and scope of the work requested.

Appendix 1D – Administrative, Mapping and Subscription Fees

Basis: The following administrative, mapping, digital product and subscription fees have been confirmed by the Department for inclusion in the publication scheme.

A. Administrative Service Fees

Description	Rate/Fee
Express Land Registry Fee	CI\$50.00 per application / instrument
GNSS Licenses Fees	CI\$1,650.00 per year
Customized Search of Land Registry Data	CI\$125.00 per hour
Estate Management Fees	CI\$125.00 per hour

B. NGIS Professional Fee Schedule

Position	Hourly Rate (CI\$)
GIS Developer	125.00
GIS Production Supervisor	125.00
GIS Production	100.00

Note: These are administrative hourly rates applied by the Department to certain GIS/NGIS professional services.

C. Mapping Services Fees

Description	Rate/Fee
Aerial Photography (Digital, Zone A1)	CI\$200.00 per sq km
Aerial Photography (Digital, Zone A2)	CI\$150.00 per sq km
Aerial Photography (Digital, Zone B)	CI\$125.00 per sq km
Aerial Photography (Digital, Zone C)	CI\$100.00 per sq km
Atlantic Hurricane Tracking Map (17x22)	CI\$15.00
Aerial Photography print (11x17)	CI\$45.00
Aerial Photography print (24x36)	CI\$55.00
Aerial Photography print (36x48)	CI\$65.00
Aerial Photography print (36x60)	CI\$75.00
Aerial Photography print (8.5x11)	CI\$40.00
Aerial Photography - Cayman Brac (24x36)	CI\$50.00
Aerial Photography - Grand Cayman (36x60)	CI\$75.00
Aerial Photography - Cayman Islands (36x60)	CI\$100.00

Aerial Photography - Little Cayman (24x36)	CI\$50.00
Aerial Photography - Western Grand Cayman (36x60)	CI\$50.00
Buffer Map (11x17)	CI\$30.00
Buffer Map Notification Labels (Additional)	CI\$0.40
Buffer Map Parcel Owners (emailed)	CI\$25.00
Buffer Map Notification Form (each)	CI\$1.00
Buffer Map Notification Label (each)	CI\$1.00
Buffer Map Owner Information (each)	CI\$5.00
Cayman Islands Antique Map	CI\$50.00
Cadastral Index Map - Cayman Brac (24x36)	CI\$50.00
Cadastral Index Map - Cayman Islands (36x60)	CI\$100.00
Cadastral Index Map - Grand Cayman (36x60)	CI\$75.00
Cadastral Index Map - Little Cayman (24x36)	CI\$50.00
Electoral Division Map (8.5x11)	CI\$40.00
Electoral Division Map (11x17)	CI\$45.00
Electoral Division Map (24x36)	CI\$60.00
Electoral Division Map (36x48)	CI\$100.00
Electoral Division Map (36x60)	CI\$125.00
Fixed Boundary Survey	CI\$10.00
General Boundary Survey	CI\$10.00
General Map - Cayman Brac (24x36)	CI\$50.00
General Map - Cayman Islands (60x36)	CI\$100.00
General Map - Grand Cayman (60x36)	CI\$75.00
General Map - Little Cayman (24x36)	CI\$50.00
General Map - Western Grand Cayman (36x60)	CI\$50.00
Ivan Flooding Map - Grand Cayman (40x28)	CI\$30.00
Ivan Flooding Map - Grand Cayman (42x60)	CI\$50.00
Nations of the Caribbean (36x48)	CI\$50.00
Nations of the Caribbean & Central America Map (36x48)	CI\$50.00
Prescribed Composite Map	CI\$10.00
Registry Map Block (AutoCAD DXF file)	CI\$250.00
Registry Map Parcel (AutoCAD DXF file)	CI\$150.00

Registry Map Block (AutoCAD DXF file) (per block)	CI\$250.00
Registry Map Parcel (AutoCAD DXF file) (per parcel)	CI\$150.00
AutoCAD DXF / DWG file (per block / per feature) (requires Registry Map Block)	CI\$25.00
AutoCAD DXF / DWG file (per parcel / per feature) (requires Registry Map Parcel)	CI\$15.00
Satellite Imagery print (36x60) (GC only)	CI\$75.00
Satellite Imagery print (8.5x11) (GC only)	CI\$40.00
Satellite Imagery (GC only) (Digital)	CI\$150.00 per sq km
Customized Map print size (8.5x11) base price	CI\$15.00
Customized Map print size (11x17) base price	CI\$20.00
Customized Map print size (24x36) base price	CI\$30.00
Customized Map print size (36x48) base price	CI\$40.00
Customized Map print size (36x60) base price	CI\$50.00
Customized Map print with Aerial	CI\$25.00
Customized Map print with additional features (each)	CI\$5.00
Street Map - Grand Cayman (96x48)	CI\$100.00
Site Map (24x36)	CI\$25.00
Street Map - Cayman Brac & Little Cayman (24x36)	CI\$50.00
Street Map - Cayman Brac (11x17)	CI\$50.00
Street Map - Little Cayman (24x36)	CI\$50.00
Shaded Relief Map (11x17)	CI\$45.00
Shaded Relief Map (24x36)	CI\$55.00
Shaded Relief Map (36x48)	CI\$65.00
Shaded Relief Map (36x60)	CI\$75.00
Shaded Relief Map (8.5x11)	CI\$40.00
Terrain - Grand Cayman (36x48)	CI\$50.00
Topo Drawing derived from LiDAR data (18x24)	CI\$50.00
Vector Data (Shapefile, GDB)	CI\$150.00 per sq km
Raster Data (GeoTIFF etc.)	CI\$200.00 per sq km
LiDAR Data (LAS/LAZ) - Zone A1	CI\$250.00 per sq km

LiDAR Data (LAS/LAZ) - Zone A2	CI\$200.00 per sq km
LiDAR Data (LAS/LAZ) - Zone B	CI\$175.00 per sq km
LiDAR Data (LAS/LAZ) - Zone C	CI\$150.00 per sq km
Drone Imagery photography (Hi-Resolution)	CI\$250.00 per 500 sq m

D. GIS Web Receipts – Caymap/Land Registry Subscriptions

Description	Rate/Fee
Caymap Platinum	CI\$12,100.00 per year
Caymap Platinum Additional	CI\$4,325.00 per year
Caymap Gold	CI\$7,150.00 per year
Caymap Gold Additional	CI\$1,788.00 per year
Caymap Survey	CI\$6,050.00 per year
Caymap Survey Additional	CI\$1,512.50 per year
Caymap Silver	CI\$4,950.00 per year
Caymap Silver Additional	CI\$1,238.00 per year
Caymap Bronze	CI\$3,300.00 per year
Caymap Bronze Additional	CI\$825.00 per year
Caymap Editor	CI\$2,750.00 per year
Land Registers Subscription	CI\$3,300.00 per year
Registry Map Extract Subscription	CI\$1,100.00 per year
Reduced Registry Map Subscription	CI\$825.00 per year

- E. **Note:** Payment for Caymap/Land Registry subscriptions may be made quarterly or annually. Where payment is made quarterly, a surcharge equivalent to 10% of the annual cost is added.

F. GIS Application – Caymap Extended Subscription Fees

Description	Rate/Fee
Corporate Data Subscription (Caymap Enterprise)	CI\$25,300.00 per year
Caymap Platinum Enterprise (requires purchase of a Caymap Platinum license)	CI\$5,500.00 per year
CAD Data	CI\$5,500.00 per year
Basemap Package	CI\$2,750.00 per year

G. Notes

1. These fees are separate from Registry, Survey and Stamp Duty fees.
2. Subscription and mapping services may also be subject to separate departmental terms and conditions.