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REPUBLIC OF BARBADOS
THE REGISTERED DEEDS ACT
(Chapter 106)

Title Deed

... EAST BLOCK 27-55

RESTORATION OF TITLE DEEDS BARBADOS

LAW : Land (Title Deeds Restoration) Act Cap 229C

GENERAL

Restoration of Title Deeds is the process by which the fee simple owner of property or the legal representative of his/her estate for which the document proof of ownership (i.e. title deeds) have been either destroyed, damaged by disaster or otherwise, lost or stolen. The owner or legal representative can have the title deed restored by the Registrar of Titles.

The Application for restoration of the lost Deeds under the Act is made after a diligent search for the title deeds is conducted and it becomes apparent that:

- the title deeds have been destroyed or damaged by disaster; or
- otherwise lost or stolen.

“Lost” means misplacement by the fee simple owner or through misplacement, concealment or unreasonable with-holding by another. The Application is made to the Registrar of Titles at the Land Registry.

Time: The appropriate time for restoration process to complete is 3 months to 1 year from commencement, depending on the circumstances involved.

Please note that should the original title deed be located it should be sent forthwith the Registrar of Titles to be dealt with.

DOCUMENTS

- 1 Recorded Application with attached certified copies of Deed to be restored
- 2 Recorded Affidavit of Applicant setting out circumstances
- 3 Recorded Affidavit of any other relevant witness (if applicable)
- 4 Notice of Application published in two (2) newspapers having wide circulation
- 5 Recorded Affidavit certifying publication of Notice of Application in the newspapers and the results thereof
- 6 Certificate of Restoration

RESTORATION OF TITLE DEEDS

**"Lost or destroyed
title deeds can be
restored"**

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PROCESS

- The Application is made by the fee simple owner or his/her legal representative.
- The Application is accompanied by an Affidavit sworn by the fee simple owner and any other relevant party setting out the facts of the lost, damaged or destroyed Deeds with supporting documentation. It is sworn to before a Justice of the Peace/or if the Applicant is abroad, a Notary Public.
- Two (2) certified copies of the title deed to be restored is required. One (1) copy will be filed with the Application and the other will be attached to the Certificate of Restoration.
- The Application with Affidavit(s) is recorded at the Land Registry and the Notice of the Application is published twice in two (2) daily newspapers in Barbados each publication to be fourteen (14) days apart calling on anyone knowing of the whereabouts of the Deeds to respond within six (6) weeks of publication.
- After publication an Affidavit verifying publication of the Notice in the newspaper is prepared and filed. After the six (6) weeks notice period has elapsed, and there are no objections to the restoration lodged. On being satisfied on the evidence of the lost and the right of the Applicant to its restoration, a Certificate of Restoration is issued by the Registrar and recorded at the Land Registry.

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