

**ANTIGUA AND BARBUDA**



**REGISTRATION OF CONDOMINIUM TITLES (AMENDMENT) BILL, 2022**

**No.            of 2022**



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**ARRANGEMENT OF CLAUSES**

**CLAUSES**

1.	Short Title .....	4
2.	Interpretation.....	4
3.	Amendment of section 7 – Requirements of a condominium plan .....	5
4.	Amendment of section 16 – Regulations .....	5

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**REGISTRATION OF CONDOMINIUM TITLES (AMENDMENT) ACT 2022**

**No of 2022**

**AN ACT** to amend the Registration of Condominium Titles Act, Cap. 376 and for other connected purposes.

**ENACTED** by the Parliament of Antigua and Barbuda as follows -

**1. Short Title**

This Act may be cited as the Registration of Condominium Titles (Amendment) Act, 2022.

**2. Interpretation**

In this Act –

“principal Act” means the Registration of Condominium Titles Act, Cap. 376.

**3. Amendment of section 7 – Requirements of a condominium plan**

Section 7 of the principal Act is amended by—

- (a) repealing subsection (2) in its entirety and replacing this with the following –  
“(2) A condominium plan located in the island of Antigua which is lodged for registration shall be accompanied by such certificate and other documents as may be prescribed.”
  
- (b) inserting after subsection (2), the following new subsections (3) and (4) and renumbering (3), (4) and (5) as (5), (6) and (7)–  
“(3) A condominium plan located on the island of Barbuda which is lodged for registration shall be accompanied by:
  - (a) a non-citizen land-holding licence issued by the Governor General, if required;  
and
  - (b) The survey plan authenticated by the Chief Surveyor”
  
- (4) The Registrar shall, on receipt of the condominium plan filed under subsection 6,--
  - (a) create special registers required in accordance with the condominium plan; and
  - (b) issue the certificates thereunder.”

**4. Amendment of section 16 – Regulations**

Section 16 of the principal Act is amended by repealing the words, “Governor General” and replacing these with the word “Cabinet”.



**EXPLANATORY MEMORANDUM**

The purpose of this Bill is to facilitate the process for registration of Condominium Plans in the island of Barbuda. In the absence of a Cadastral survey, an adjudication procedure and other requirements for the registration of lands in Barbuda, it has become necessary to create a mechanism to address this lacuna temporarily. Hence, the amendments proposed in this Bill

For this purpose, section 7 of the Registration of Condominium Titles Act Cap. 376 is amended to deal with applications for registration of Condominium Titles in Barbuda.

For this purpose, two systems of registration of condominium titles are created. One for Antigua and the other for Barbuda.

Clauses 3 and 4, proposes to authorize the Registrar to create special registers in accordance with the Condominium plan for the island of Barbuda and further to issue such certificates as may be necessary.

.....  
Hon. Steadroy C.O. Benjamin  
Attorney General and  
Minister with responsibility for Labour and National Security