

RATES (JERSEY) LAW 2005

Notification of change of owner of land (including property)

- Please read the NOTES and then complete this form in BLOCK CAPITALS.
- Completed forms must be returned to the Connétable of the Parish in which the land in Section C is situated within 7 days of the date of change. If you transfer ownership of land in more than one parish you must complete a separate form for each Parish.
- A person who fails without reasonable cause to give notice to the Connétable of the Parish within 7 days is guilty of an offence and is liable to a fine not exceeding level 3 on the standard scale (currently £2,000).
- A person who provides information that s/he knows to be false in a material particular is guilty of an offence and liable to a fine.
- The owners and occupiers on 1 January of each year are liable to the Parish for the rates due for the whole of that year. Only these persons will receive Notice of Assessment and the Demand for Payment of Rates. Any agreement to apportion rates due is a matter solely for the parties to that agreement.

A. FULL NAMES OF CURRENT OWNER(S) in the order they are to appear on the Rate List and give address (and address for notices or correspondence sent under the Law if different) and a contact telephone number.

Full name(s) of current owner(s):	
Address:	Address for correspondence if different:
Postcode	Postcode
Telephone no.	Telephone no.

B. FULL NAMES OF PREVIOUS OWNER(S), address and telephone number

Full name(s) of previous owner(s):	
Address:	Address for correspondence if different:
Postcode	Postcode
Telephone no.	Telephone no.

C. FULL DETAILS OF LAND TRANSFERRED from persons named in section B to persons named in Section A.

Name/address of land transferred sufficient for it to be identified.	Description of land e.g. 3-bedroom house; shop; agricultural land x vergées	Interest transferred e.g. freehold sale, contact lease (enter length & start date)	Date transferred

D. HAS ANY PART OF THE LAND been retained by the previous owner?

YES / NO	If YES please give brief details
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E. DECLARATION – We confirm that the details shown above are true (both parties are legally required to notify the Connétable but may do so independently).

Signature(s) of transferor
.....
Print Name(s)
In the case of a Limited Company/Association please print name of authorised signatory and position held.
Date signed

Signature(s) of transferee
.....
Print Name(s)
In the case of a Limited Company/Association please print name of authorised signatory and position held
Date signed

The Parish is registered with the Jersey Data Protection Authority and all information is collected and used in compliance with and for the purposes contained in the Rates (Jersey) Law 2005. Ratepayers should be aware that details of the attributes of land (including houses, buildings and other structures) may be made available to other ratepayers for the purposes of comparison and/or review/appeal.

USEFUL INFORMATION

You may examine a copy of the **Rates (Jersey) Law 2005** at your Parish Hall or at www.jerseylaw.je and you may purchase a copy from the States Bookshop, Morier House, St Helier, Jersey JE1 1DD. Copies of these Notes, Returns and forms required are available from your Parish Hall and may be downloaded from the web at www.parish.gov.je.

DEFINITIONS

“**land**” includes –

- (a) any house, building or other structure in, on, under or over the land;
- (b) land covered with water, except, subject to paragraph (c) of this definition, land covered or, in the normal course of tides, from time to time covered by sea water; and
- (c) land formed by dividing the ownership or occupation of land horizontally;

“**occupier**”, in relation to land, means the person entitled to occupy and use the land by virtue of being –

- (a) the owner of the land; or
- (b) the person to whom the land is let under a lease or tenancy agreement, other than a person who is a landlord (whether or not immediate) of the occupier of the land;

“**owner**”, in relation to land, means –

- (a) if the land is not let under a lease or tenancy agreement –
 - (i) except in the case of share transfer property, the person entitled to occupy and use the land either as owner or usufructuary owner or in the exercise of rights of dower, franc vevuage, seignioralty or otherwise, or
 - (ii) in the case of share transfer property, the company owning the land; or
- (b) if the land is let under a lease or tenancy agreement –
 - (i) the person who is the occupier of the land if that person is also the lessee of the land under a lease passed before the Royal Court, or
 - (ii) in any other case, the person who is the immediate landlord of the occupier of the land;

“**domestic purposes**” means wholly or mainly used for the purposes of a private dwelling;

“**non-domestic purposes**” means any purposes other than domestic purposes.

BODIES CORPORATE

Where property is owned or occupied by a body corporate, that body may at any time give the Connétable written notice of the name and address of the person, being of full age, who is to act as its representative (a form is available from your Parish Hall or download from the web). The person so named is, after 48 hours, a member of the Parish Assembly. *A member of the Parish Assembly has ONE vote on any decision by the Assembly.*

JOINT RATEPAYERS

Where two or more persons are liable to pay rate jointly the first named person shall be entitled to represent all the joint ratepayers. Joint ratepayers may at any time give the Connétable written notice of which person is to be the first named person who is entitled to represent all the ratepayers (a form is available from your Parish Hall or download from the web (see above)). The person so named is a member of the Parish Assembly. However, notice given after approval of the Rates List for the year will be of no effect until the next rateable year (1 January).

Other joint ratepayers may also be a member of the Parish Assembly if their names are on the Electoral Register of the Parish (please ask for further details or refer to www.parish.gov.je). *A member of the Parish Assembly has ONE vote on any decision by the Assembly.*

ARTICLE 12 of the Law: Changes of owner to be notified

(1) If the ownership of land is transferred, both the person who acquires the ownership of the land and the person who disposes of it must give written notice of the matters mentioned in paragraph (2) to the Connétable of the parish in which the land is situated within 7 days of the transfer.

(2) The notice must –

- (a) provide sufficient details of the land to enable it to be identified;
- (b) provide the name and current address of its previous owner;
- (c) provide the name and address of the person who has acquired the ownership of it; and
- (d) specify the address (if different) to which notices under this Law addressed to the owner are to be sent.

(3) A person who fails without reasonable cause to comply with paragraph (1) is guilty of an offence and liable to a fine of level 3 on the standard scale.

(4) A person who provides information under this Article that the person knows to be false in a material particular is guilty of an offence and liable to a fine.

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