



DEPARTMENT: LAND AFFAIRS  
REPUBLIC OF SOUTH AFRICA  
REGISTRAR OF DEEDS, Private Bag X 193, PRETORIA, Tel (012) 338-7000 Fax (012) 338-7103

**REGISTRAR'S CIRCULAR NO. 2 OF 2008**

**RATES CLEARANCE CERTIFICATE: SECTIONAL TITLES UNITS**

1. In terms of Section 25 of the Local Government Property Rates Act 6 of 2004, municipalities are given the power to rate sectional title units' separately.  
The City of Tshwane Municipality has notified the Registrar of Deeds Pretoria that it is ready to separately rate sectional title units falling within its jurisdiction with effect from the 1<sup>st</sup> of July 2008.
2. Therefore in respect of a unit situated within the jurisdiction of Tshwane Municipality a separate rates clearance certificate must be lodged for the transfer of a sectional title unit for transactions concluded on or after the 1<sup>st</sup> July 2008.
3. In respect of other municipalities no clearance certificate is required until notification is received from the relevant municipality.
4. Examiners must note that the certificate in terms of section 15(B)(3) of the Sectional Titles Act 95 of 1986 signed by a conveyancer, still needs to be lodged with regard to levies and real rights of extension.
5. The said rates clearance certificate by local authority must contain the following:
  - > Unit numbers.
  - > Scheme name and numbers.
  - > Name of Transferor.
  - > Date of issue / validity.

  
REGISTRAR OF DEEDS  
PRETORIA

Dated 24/06/08