

THE LAND TITLES ACT.

The pamphlet edition of the Land Titles Act, issued by the Ontario Government in 1887 having become exhausted, it was necessary to issue another, and the Master of Titles has availed himself of the occasion to incorporate with the main Act the provisions of subsequent Acts. In a little volume entitled, "The Land Titles Act as amended by subsequent Acts, with new rules and tariff of fees," these are inserted in their proper places, within brackets.

It has also been deemed advisable to consolidate the rules appended to the Act in the Revised Statutes and those of February, 1889, with a number of additional provisions, which the experience of the offices of Land Titles has shown to be required. This has accordingly been done in a body of new rules, seventy-nine in all, passed by the Lieut.-Governor in Council on 14th Nov. last, which supersede all former rules. These new rules, with a revised tariff and some additional forms, are published in this volume. Foot-notes are appended referring from the statutory provisions to the related rules and forms, and *vice versa*.

Among the most important of the new rules we notice the following: Rule 16 which gives the Master authority to require parties to proceed with their applications, under the penalty of their being treated as withdrawn. Rule 22 provides for the withdrawal of cautions. Rule 36 simplifies the method of placing a notice of a lease, or an agreement for a lease on the register. Rule 45 abolishes the restriction as to the number of persons who may be registered as owners of any parcel of land. A form of application for a notice to terminate a caution and one for the withdrawal of a caution are also given.

By the new tariff several changes are made, and we are glad to see they are in the line of lessening the fees. One of the most important of these is a reduction in the charge for examination of the title deeds. Under the former tariff this was fifty cents for each instrument examined when the property was worth \$1000, and thirty cents when the value was under \$1000. The charge is now thirty cents when the value is \$2000, and twenty cents when it is under this amount. Certainly these fees are not extravagant. This change will considerably decrease the expense of bringing lands under the Act, but the decrease which would tell most is that which would be obtained by dispensing with advertisements in all ordinary cases. Private parties purchase without advertising, and we do not think the claims on the assurance fund would be alarmingly increased if the Master of Titles were authorized to adopt a like practice. We believe the advertising sometimes costs nearly as much as the charges in the Master's office. Certificates of ownership have been reduced from \$2 to \$1. On the other hand, the charges for registering long instruments have been increased. Where the document is not more than ten folios, the fee remains as heretofore, namely, \$2 for registration, including searches as to title and for executions, when made at the time of registration, and also including the entry of a charge, or partial transfer, upon the land certificate. Where, however, the instrument with affidavits exceeds ten folios a charge of ten cents for each additional folio is now authorized. We suppose this change has been