SCHEDULE OF FEES FOR NON-CONTENTIOUS BUSINESS IN GRENADA

THE ATTORNEYS-AT-LAW (REMUNERATION) (NON-CONTENTIOUS BUSINESS) RULES, 2014

1. These Rules may be cited as the Attorneys-at-Law (Remuneration) (Non-Contentious Business) Rules, 2014.

2. The maximum fees permissible under these Rules shall be as follows:

   a) For work done in connection with conveyancing transactions, the charges specified in Schedule 1;

   b) For any other conveyancing transactions not specifically provided for in Schedule 1, the charges specified in Schedule 2;

   c) For work done in connection with applications for Probate or Letters of Administration, the charges specified in Schedule 3.

   d) All other matters the charges are specified in Schedule 4.

3. These Rules shall come into effect on the day of , 2014.

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SCHEDULE 1

CONVEYANCING TRANSACTIONS

1. For preparing Conveyances and Mortgages/Debentures

a) Where title to real property comprised therein is investigated and deduced, the following scale of charges shall be applicable:

	Consideration or amount secured	*Scale of Charges*
I.	Up to $500,000.00	2% of the consideration with a minimum fee of $1,000.00
II.	Exceeding $500,000.00 and not exceeding $1,000,000.00	as in (i) plus 1.5% of the consideration in excess of $ 500,000.00
III.	Exceeding $1,000,000.00 To $20,000,000.00	as in (i) and (ii) plus 1% of the consideration in excess of $1,000,000.00
IV.	Exceeding $20,000,000.00	The fee charged shall be calculated by reference to the matters set out in Schedule 2

2. For perusal of any of the above Conveyances or Mortgages on behalf of Vendor or Mortgagor:

a)	Perusal with revisions	1/4 of the scale for the preparation of conveyances and mortgages
b)	Perusal without revisions	1/8 of the scale for preparation of conveyances and mortgages

Minimum fee of $250.00 on both (a) and (b)

3. **For preparing Leases the following scale of charges shall be applicable**:

Amount of Annual Rent Reserve by Lease	*Scale of Charges*
(a) Residential	
Up to $15,000.00	$1,000.00
Next $15,000.00	$750.00
Where it exceeds $30,000.00	2% on the excess

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(b) Commercial

Up to $15,000.00	$2,500.00
Next $15,000.00	$1,500.00
Where it exceeds $30,000.00	2% on the excess

Where more than one annual rent is reserved, the fee is calculated on the aggregate amount of such rents. Where the annual rent is variable, the fee is calculated on the highest amount of annual rent reserved.

4. Reviewing of Leases

	Scale of Charges
a) With revisions	1/4 of the scale for the preparation fee for conveyance and mortgage
b) Without revisions	1/8 of the scale for the preparation fee for conveyance and mortgage

Minimum fee of $250.00 on both (a) and (b)

5. For preparing Reconveyances, Release of Mortgage, Debenture or Charge, where the property or the borrower is released, the following scale of charges shall be applicable:

Scale of Charges
Minimum fee $500.00
Maximum fee $1,000.00

6. For perusal of Reconveyances and Release of Mortgage, Debenture or Charge

	Scale of Charges
With or without revisions	$250.00

7. For conveyancing transactions not otherwise specified in items 1-7, the following charges shall be applicable:

	Transaction	*Remuneration*
a)	Agreement for Lease	The same charge as for a Lease
b)	Agreement for sale/purchase of land	½ of the scale fee on the conveyance

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c)	Alien land holding licence application	$2,000.00
d)	Deed of Assent	One-half of the fee chargeable as for a Conveyance but calculated on the value of property comprised therein
e)	Assignment of Lease	The same charge as for a Conveyance
f)	Bill of Sale – Absolute	One-half of the fee chargeable on a Conveyance
g)	Bill of Sale - Mortgage	One-half of the fee chargeable as for a Mortgage with a minimum fee of $1,000.00
h)	Bill of Sale – Memorandum of Satisfaction	$250.00
i)	Bill of Sale – Re-registration	$250.00

j) Conveyance on Sale:

The full scale fee for Conveyances shall be charged for deducing and investigating title and preparing the Conveyance but costs incurred for searches made in the various Registries are not included in such fee, and in addition to such fee, the actual cost so incurred, or the actual search fees paid in investigating title, may be charged as a disbursement.

k) Deed poll on Change of name:

A fee shall be charged according to the amount of work involved, up to maximum fee of $1,000.00.

l) Disbursements:

Any costs payable in discharge of a liability properly incurred by an Attorney-at-Law on behalf of his client are not included in the scale fees and can be charged in addition to such fees, including a reasonable amount for searches, travelling, photocopying, telephone, telefax, postage and e-communication.

m) Exchange- Deed of :

The same scale as for Conveyances shall be charged, but calculated on the value of either property being exchanged, whichever is the higher.

n) Further Mortgage or Charge to secure further advances:

The full scale fee as for Mortgages shall be charged, but calculated on the amount of the further advance secured by the Further Mortgage or Charge.

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o) Gift- Deed of :

The full scale as for Conveyances shall be charged, but calculated on the value of the property being conveyed, where title is being investigated. Minimum fee of $1,000.00.

p) Investigating and Deducing Title:

The charges for this item are included in scale fees for conveyances and Mortgages, other than actual costs incurred or search fees paid in investigating title, which may be charged for additionally, as a disbursement.

q) Leases for nominal or peppercorn rent:

The fee charged shall be calculated by reference to the matters set out in Schedule 3.

r) Leases where premium paid in addition to rent:

In addition to the scale fee chargeable for a lease, calculated on the annual rent reserved, a further sum equal to the scale fee as for a Conveyance on sale shall be charged, but calculated on the amount of the premium as the consideration.

s) Mortgage to secure overdrafts on current account or where no principal sum specified in the Mortgage Deed:

i. Initial advance:

The scale fee for Mortgages shall be charged, but calculated on the amount which the mortgage or charge is stamped to cover being the amount secured.

ii. Further advance:

The full scale fee as for Mortgage shall be charged, but calculated on the amount of the further advance secured by the Further Mortgage or Charge.

t) Partition – Deed of:

The fee charged shall be calculated by reference to the matters set out in Schedule 2. Minimum fee of $1,000.00.

u) Postponement – Deed of:

A fee not exceeding $2,500.00 shall be charged.

v) Public Auction:

Taking instructions for sale, drawing engrossing conditions of sale and attending and or conducting sale -$1,500.00

Where property sold (in addition to fee on conveyance) – 1% of sale price

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Attending the sale by public auction on behalf of a prospective buyer -$500.00

w) Revision Fees:

Except as is otherwise specified in these Rules, a fee of one-half of the preparation fee shall be charged for revising any deed on behalf of a party thereto.

(aa) Tenancy Agreement:

The same scale of fees as for Leases shall be charged.

(ab) Transfer of Mortgage:

The scale fee as for Mortgages shall be charged, but calculated on the mortgage debt being assigned and not on the amount of the original loan or the consideration for the Transfer.

(ac) Variation of Lease or Mortgage – Deed of:

Such fee as is just and equitable having regard to the matter set out in Schedule 2. Minimum fee of $1,000.00

(ad) Renewal of lease:

(a) The fee on a renewal of a lease where the terms (other than as to rent) are the same as those in the original lease shall be one-half of the prescribed fees on a lease.

(b) Where the terms are different from those in the original lease the fee shall be the same as on a lease.

(c) The provisions relating to rent in a lease shall not be deemed to be a "term" of the lease for the purpose of paragraphs (a) and (b) under this head, but notwithstanding anything contained in this paragraph the rent payable under the renewed lease shall be the basis of the calculation of the fee to be charged under paragraphs (a) and (b) of this head.

(ae) Preparation of Licence to occupy property:

Same fee as charged for a Lease.

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SCHEDULE 2

TRANSACTIONS NOT SPECIFICALLY PROVIDED FOR

In any other transaction not specifically provided for in Schedule 1, an Attorney-at-Law shall be entitled to charge such sum as may be fair and reasonable having regard to all the circumstances of the case and in particular having regard to:

a) the complexity of the matter or the difficulty or novelty of the question raised;
b) the skill, labour, specialised knowledge and responsibility involved on the part of the Attorney-at-Law;
c) the number and importance of the documents prepared without regard to length;
d) the place where and circumstances in which the business or any part thereof is transacted;
e) the time expended by the Attorney-at-Law;
f) where money or property is involved, its amount or value; and
g) the importance of the matter to the client.

SCHEDULE 3

WILLS AND PROBATES

1. Preparation of Wills

The fee charged shall be calculated by reference to the matters set out in Schedule 2.

2. Letters of Administration and Probates

The following scale of charges shall be applicable for preparing applications for Probate or Letters of Administration in common form and for all preliminary work done in connection therewith, including searches at Depository of Wills of living persons and the Probate Registry, the taking of instructions and preparation of an inventory of estate and attendance to obtain or reseal a Grant:

	Scale of Fees
Small Estates	$500.00
Other Estates (simple)	$2,500.00
Other Estates (complex)	Fee shall be calculated by reference to Schedule 2.

3. The above scale of charges shall also apply in the case of –
   a) applications for Double or cessate Probate and de bonis non; and
   b) applications for the sealing or resealing of Probates.

4. Fees for administration of an estate including the calling in and distribution of same in accordance with the directions and provisions in a will or in accordance with the laws upon intestacy shall be fair and reasonable and shall be determined in accordance with the matters set out in Schedule 2.

SCHEDULE 4

MISCELLANEOUS

1. Consultation:	Hourly rate will be charged based on the skill, labour, specialized knowledge and responsibility involved on the part of the Attorney-at-Law and the complexity of the matter.
2. Adoptions:	$2,000.00
3. Correction on certificates : (birth/death/marriage)	$250.00
4. Affidavit/application in relation to Marriage:	$250.00
5. Guardianship:	$2,500.00
6. Companies :	
(a) Incorporation of local, external or International business companies	$2,500.00
(b) Conversion of a private company to Public company	the fee shall be calculated by reference to Schedule 2
(c) Amalgamation	the fee shall be calculated by reference to Schedule 2
(d) Preparation of annual returns	$500.00
(e) Articles of Amendment	$2,500.00

(f) Use of office as registered chambers	$500.00 per annum
(g) Winding up	the fee shall be calculated by reference to Schedule 2
(h) Transfer of shares	$1,000.00
7. Registration of Business Names :	$500.00
8. Preparation of Powers of Attorney:	
(a) Specific	$2,000.00
(b) General	$1,000.00
9. Preparation of Affidavits:	
(a)Simple	$250.00
(b) Other	$500.00
10. Preparation of Agreements:	the fee shall be calculated by reference to Schedule 2
11. Application for Citizenship:	$2,000.00 (excludes Citizenship by Investment)
12. Immigration:	
(a) Residence application	$2,000.00
(b) Work permit application	$1,500.00
(c) Visa application	$500.00
13. Liquor Licence:	
(a) Application	$500.00
(b) Renewal	$350.00
14. Notice to quit:	$250.00
15. Statutory Declarations:	$1,500.00
16. Debt Collection:	10% of the amount collected plus Disbursements or 30% without disbursements

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17. Safe keeping of documents:

$500.00 per annum

All other matters not specifically provided for in this schedule the fee charged shall be calculated by reference to the matters set out in Schedule 2.

Made the day of 2014