

CPL

Option 3

(Residential Conditional Purchase Lease) (Arrears and Mesne Profit) (Amnesty) Ordinance 2023 Amnesty Application

Conversion of CPL to Long Lease

The Government
of the Turks and
Caicos Islands



NOTE 1: Assessment of the application will not commence until the application fee is paid and all of the required information has been provided. Application fees are non-refundable. If insufficient space on the form is available, please attach supplemental pages.

NOTE 2: Where the holder of an expired residential CPL has died, the executor or administrator of the deceased estate may apply to the Crown Land Unit to convert to a long lease provided that the property was being used as the primary residence of the deceased.

Failure to complete any of the terminal options within the specified period shall result in the application of section 36(7) of the Crown Land Ordinance.

1. APPLICANT DETAILS

Applicant (Full Name):

Applicant Address:

Contact Number:

Email Address:

Co-applicant (Full Name):

Co-applicant Address:

Contact Number:

Email Address:

2. CONDITIONAL PURCHASE LEASE DETAILS

Block and Parcel Numbers (BPIDs) of leased property:

Tick all that apply:

☐ Residential CPL

☐ Current

☐ Expired

3. BASIS OF APPLICATION

Tick the application type:

☐ Primary Residence

☐ No prospects of being able to afford Freehold Purchase

☐ Declared medically unfit to work

☐ Over sixty (60) years of age

☐ Executor or Administrator

PLEASE SUPPLY SUFFICIENT EVIDENCE IN SUPPORT OF ANY OF THE TICKED BOXES

4. DECLARATION

In this declaration, Primary Place of Residence is defined as a residential dwelling or unit where the one owner, a natural person, permanently resided [or was the main place of dwelling], until his or her death, on the property.

I/we have read and understand the definitions of Primary Place of Residence as set out above, and declare that this property meets the definition and is the applicant(s) Primary Place of Residence.

I/we further declare that I/we have not been convicted of an offence in relation to any Crown land or that they are persons otherwise shown to the satisfaction of the Governor to have deliberately damaged, encroached upon, or illegally profited from Crown land or are otherwise disqualified from receiving any allocation of Crown land under the Crown Land Ordinance 2012.

I/we understand that a person who, in connection with any application under section 4 of the Crown Land (Residential Conditional Purchase Lease) (Arrears and Mesne Profit) (Amnesty) Ordinance 2023, knowingly makes any false or misleading statement or knowingly furnishes false or misleading information, commits an offence and is liable on summary conviction to a fine of \$1,000 or to imprisonment for six (6) months, or to both.

I/we further confirm that they have read, understood and signed the attached Terms & Conditions document and that the document forms part of this application.

Applicant Signature: _____ Date: _____ Co-applicant signature: _____ Date: _____

Crown Land Unit

Tel: (649) 338-2642 or 336-5346

Email: crownlandunit@gov.tc

www.tccrownlandamnesty.com



***NATIONAL LAND SECRETARIAT
LANDS DIVISION
CROWN LAND UNIT***

Residential Conditional Purchase Lease (Arrears and Mesne Profit) (Amnesty) Amendment Ordinance 2023; and (Residential Conditional Purchase Lease) (Arrears and Mesne Profit) (Amnesty) Amendment Ordinance 2024

**FREEHOLD TITLE / LONG LEASE
TERMS AND CONDITIONS**

1. The Turks & Caicos Islands Government (the Government) reserves its right not to accept any application for the acquisition of freehold title or the granting of a long lease. The Government may exercise this right at its discretion and is not obliged to provide reasons for refusing any application.
2. **EXPIRED AND UNEXPIRED CONDITIONAL PURCHASE LEASE HOLDERS:** An application made under the (Residential Conditional Purchase Lease) (Arrears and Mesne Profit) (Amnesty) Ordinance 2023 will be exempt from the payment of rent arrears and Mesne profit payments:
 - a. Holders of expired CPLs must be registered on the Leasehold Register as the lease holder in order to apply to acquire the freehold interest in the Land or to obtain a long lease;
 - b. or the Executor or Administrator of the Deceased.
3. **OFFER LETTERS HOLDERS:** An application made under the (Residential Conditional Purchase Lease) (Arrears and Mesne Profit) (Amnesty) Amendment Ordinance 2024 will be exempt from the payment of rent arrears and Mesne profit payments:
 - a. Applicant must be the recipient, Executor or Administrator of the Deceased recipient, paid survey fees/ rent fees and have developed the parcel relating to the Land to apply for Freehold Title to the Land.
4. **TERMINATED CONDITIONAL PURCHASE LEASE HOLDERS:** An application made under the (Residential Conditional Purchase Lease) (Arrears and Mesne Profit) (Amnesty) Amendment Ordinance 2024 will be exempt from the payment of rent arrears and Mesne profit payments:
 - a. Applicant must be the recipient of a once-held, terminated Conditional Purchase Lease, have paid the survey fees/rent fees, and have developed the parcel relating to the Land can apply for the Freehold Title interest in the Land prior to either renewing or converting to freehold title.
5. The application fee of **\$100.00** is payable on application and is non-refundable, even if the application is unsuccessful.
6. Following an application to acquire the freehold title to the Land will be subject to a current valuation of the Land by the Government's Valuation Office on the basis of an arms-length sale between a willing seller and buyer.

7. Any application to acquire a long lease is subject to a current valuation of the Land and rent level by the Government's Valuation Office on the basis of an arms-length sale between a willing seller and buyer.
8. Any discount on purchase price will be registered as a charge on the land in accordance with s41 (3) Of the Crown Land Ordinance and will run with the land in line with s.42 of the Crown Land Ordinance
9. If the land is subsequently sold or leased to a person who is not entitled to a discount, the full amount of the discount is repayable.
10. Upon the grant of a **freehold title/long lease** I/we will develop and/or use the Land in accordance with the covenants in the **freehold title/long lease** and I/we understand that the covenants and other terms of the lease together with any other terms and conditions in accordance with the Crown Land Ordinance will be registered against the Land.
11. I/We understand that a **freehold title/long lease** cannot be sold or assigned/transferred to another party.
12. In the case of freehold purchases, I/we understand that the purpose of providing this land is for my/our own use and that the Government is entitled to be paid any profit made on the sale of the land if I/we sell it within three (3) years of the Government's sale to me/us. This profit does not include any profit made by virtue of:
 - a. improvements made by me/us to the land
 - b. the erection of buildings upon the land
 - c. any general rise in the market price of land on the relevant island
13. I/We acknowledge that the purpose of such a clause is to deter fronting or flipping of the land and to mitigate any under valuation.
14. I/We did not acquire the leasehold interest in the Land on behalf of another individual, trust corporation or company.
15. I/We intend to develop the Land myself/ourselves.
16. I/We have paid all required taxes and duties relating to the Land.

I/We agree to these terms and conditions

Printed name of applicant

Signature of applicant

Date

Printed name of co-applicant

Signature of co-applicant

Date

FOR OFFICIAL USE ONLY

Lease expiry Date:	Total arrears Amount:	Period of arrears:	Mesne profit:
Occupational status: ☐ Occupied ☐ Vacant			
Fee paid: ☐ Yes ☐ No		Encroachment: ☐ Yes ☐ No	
Property value:		Date of valuation:	
Recommendations:			
[DATE RECEIVED STAMP]		CHECKLIST ☐ Fee paid ☐ Applicant details completed ☐ CPL details completed ☐ Application type completed ☐ Declaration signed ☐ Proof of primary Residence (ie: utility bill in lessee's name) ☐ Letter from financial institution showing that the lessee does not qualify for a charge/mortgage ☐ Medical Certificate showing that the lessee no longer fit for work OR ☐ Government issued identification card showing that lessee is over the age of sixty (60) years ☐ Letters of Administration or Grant of Probate (if applicable)	
Receiving officer's signature:		Date of signature:	

The Government of the Turks and Caicos Islands 	Applicant (Full Name):	Date the application was received:
	Block & Parcel Number:	
	SIGTAS Receipt Number:	

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