



Guidance Notes

Differences in Name of Registered Proprietor(s)

National Land Agency
Land Titles Division
April 2025





Guidance Notes

Differences in Name of Registered Proprietor(s)

All applications submitted to the Office of Titles must be completed in the name as stated on the Certificate of Title. The name on a Transfer Tax Certificate is the Registered Proprietor's legal name. The name on the Certificate of Title is the name reflected on the last registered instrument transferring an interest in the property. To reconcile these two (2) names the following guidelines should be followed:

1. Minor Difference

Where there is a minor difference between the name on the Certificate of Title and Transfer Tax Certificate, a reconciliation clause stated on the instrument/application should be used. For e.g.:

Certificate of Title	Transfer Tax Certificate
Ruby Tomlinson Bell	Ruby T. Bell
Shanice Green	Shanyce Green
Maurice Smith	Maureece Smith

Example of a reconciliation clause: "Ruby Tomlinson Bell on the Certificate of Title is one and the same as Ruby T. Bell on the Transfer Tax Certificate"

2. Major Difference

Where there is a major difference between the name on the Certificate of Title and Transfer Tax Certificate, an Application to Correct Name is required. For e.g.:

Certificate of Title	Transfer Tax Certificate
Damion Jason White	Damion Blake White
Joe Michael Hall	Joe Hall (In this e.g. "Michael" is not a part of the Owners legal name)
Blake Headley	Jim Blake Headley
Lawrence Leeds	Laurense Leads
Bryan Dane Long	Dane Bryan Long

NB. In this category, if the Applicant will be removed from the Certificate of Title on completion of the transaction, approval **MAY** be granted for the processing of the transaction without an Application to Correct Name. Kindly note however, documentary evidence clarifying the discrepancy must be submitted with the transaction (two (2) statutory declarations from independent adults who know the applicant for at least ten (10) years, the applicant's birth certificate and/or any relevant supporting documents must be submitted).



3. Name Difference by Marriage/Divorce

Where there is a difference between the last name on the Certificate of Title and Transfer Tax Certificate, a reconciliation clause along with the original Marriage Certificate/Decree Absolute (or a copy **certified** by the issuing body or an Attorney-at-Law) or another supporting document is required. For e.g.:

Certificate of Title	Transfer Tax Certificate
Christina Smith	Christina Black
Christina Smith	Christina Smith Black
Sandra Grey	Sandra Trowers-Grey

NB. *In this category, if the registered proprietor will remain on the Title, then an Application to Note Marriage or Application to Correct/Amend name is required.*

4. Name Difference by Deed Poll

Where there is a difference between the name on the Certificate of Title and Transfer Tax Certificate by virtue of the recording of a Deed Poll, a reconciliation clause along with the Deed poll or other supporting document is required. For e.g.:

Certificate of Title	Transfer Tax Certificate
Jessyka Brown	Jessica Brown
Donald Johnson	Donald Markland
Mary Ivy	Jessica Ivy

Kindly note Deed Polls must be duly stamped and recorded within this jurisdiction, and Court Orders must be issued by a competent Court within this jurisdiction.

NB. *In this category, if the registered proprietor will remain on the Title, then an Application to Correct/Amend name is required.*

5. Company Abbreviations

It is not a cause for rejection where the words “Company”, “Limited” and “Incorporated” are abbreviated in a Company’s name on the Transfer Tax Certificate and they are not abbreviated on the Certificate of Title, or vice versa.

NB. *The same applies for Company seals.*

6. Nominee Clause

A Nominee clause will not facilitate registration of an existing registered proprietor in a different name.



7. Deceased Registered Proprietor

Where a registered proprietor is deceased and his/her name on the Certificate of Title is different from the name on the Grant/Death Certificate or other official record, then the following guidelines should be followed:

Difference	Name on Grant/Death Certificate	Name on Title	Requirement
Major	“Herbert Brown otherwise known as Jim Brown”	Jim Brown	Complete reconciliation clause in the Transmission Application/Application to Note Death
Minor	Daniel Henry	Daneil Henry	Complete reconciliation clause in the Transmission Application/Application to Note Death
Minor	John Jackson	Jon Jackson	Complete reconciliation clause in the Transmission Application/Application to Note Death
Major	Joseph Black	Jacob Black	-2 statutory declarations -Deceased's birth certificate -any other supporting documents

NB. The above are guidelines and therefore additional requirements may arise based on the given set of circumstances.