



GOVERNMENT OF BERMUDA
Department of Planning

What You Need to Know About Proof of Separate Title

When do you need to provide proof of separate title?

When you make an application to develop a vacant parcel of land; the Department of Planning needs to know that the land is a separate lot. If your land is within a valid registered plan of subdivision the Department's records can typically be used to determine that the lot has separate title. If the land is not within such a subdivision, you must provide the necessary proof by way of the title document and your lawyer's opinion.

A certificate from a lawyer as set out below will be accepted as adequate proof:

I, (insert name), barrister and attorney/ attorney at law / solicitor/ lawyer, have examined the title deeds and other relevant documents pertaining to (description of land – can be attached as a schedule). I am of the opinion that this parcel of land was, immediately before 27 June 1974, held by a single title and constitutes an existing lot for the purposes of section 41 of the Development and Planning Act 1974.

If the schedule describing the land refers to a plan or map, a copy of the plan must be included.