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Punjab Land Records Authority Updates Service Charges for 2025–26

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The Punjab Land Records Authority (PLRA) has announced revised service charges for the fiscal year 2025–26, effective immediately. The updated fee structure was approved under Notification No. PLRA/BM/2569, issued on July 14, 2025, in accordance with the Punjab Land Records Authority Act, 2017. The changes are intended to enhance financial sustainability and support ongoing efforts to digitize and expand land record services across Punjab.

Under the new structure, express issuance of key land documents—such as Fard (ownership record), Mutation (transfer of ownership), and Girdawri (crop inspection report)—will now cost Rs3,500. Standard issuance through the Home Service Management System (HSMS) remains comparatively affordable at Rs800. Registered deed copies are priced at Rs1,300, while verification services for banks and agencies are set at Rs900 for successful checks and Rs600 for unsuccessful ones. Express mutation services now cost Rs9,700, whereas non-express or bank-processed mutations are charged between Rs1,100 and Rs1,900. The fee for e-registration commission appointments is Rs6,100, with sale and purchase transactions processed via the e-portal subject to a minimum fee of Rs3,300 or 0.1% of the land value.

These adjustments are part of PLRA's broader initiative to modernize its systems, expand its digital footprint, and reduce reliance on manual processes that are more prone to delays and irregularities. According to PLRA officials, the revenue generated through the revised fees will be reinvested into technological upgrades and the expansion of land record centers to ensure wider and more efficient service delivery, particularly in underserved regions.

While some critics have raised concerns that the revised charges could burden rural landowners, especially those needing frequent record updates, the PLRA maintains that the increases are modest and necessary. The shift toward digital tools such as the E-Registration portal aims to make services more transparent and accessible in the long term. The authority's financial performance in recent years, including strong service revenue and user turnout, supports its strategy of balancing affordability with sustainability.

Overall, the revised fee structure marks a significant step in the provincial government's effort to modernize land administration in Punjab. Continued implementation of these reforms, along with transparency and accessibility, will be critical in ensuring that landowners across the province benefit from improved service delivery without being priced out of essential transactions.