*Local Government Act 2020* - Land Information Certificates (LICs)

A person may apply to a council for a certificate specifying the prescribed information in relation to matters affecting any land in the municipal district (a Land Information Certificate, LIC), and the council may charge a prescribed fee.

When land is transferred, some outstanding debt associated with the property, such as the payment of rates and charges, remains with the property and so the debt is transferred over to the new owner of the property. LICs provide vendors and purchasers of land with a mechanism to obtain accurate information about council debts and orders attached to the land they are selling/purchasing. The [Local Government (Land Information) Regulations 2021 (the Regulations)](https://www.legislation.vic.gov.au/as-made/statutory-rules/local-government-land-information-regulations-2021) provide the prescribed requirements for LICs associated with section 121 of the [*Local Government Act 2020* (the 2020 Act).](https://go.vic.gov.au/ItwMvR)

The LIC

Information required in a LIC

Regulation 5 specifies the prescribed full list of information that a LIC must include. Generally, this covers:

* The date of issue of the certificate;
* Valuation information consisting of:
  + the Council valuation of the land using the net annual value, site value and capital improved value systems of valuation; and
  + the date of the current valuation.
* Information in relation to rates and charges and other money (e.g., any money owing on the land or potential liability for rates under certain circumstances); and
* Any current notices or orders on the land made under previous or current local government Acts or council local laws.

Prescribed fee

Under Regulation 6, the prescribed fee that must be sent with an application for a LIC is 1.82 fee units. Further information on the current value of a fee unit (set under the *Monetary Units Act 2004*) can be found at: [Indexation of fees and penalties](https://go.vic.gov.au/UcWiYZ).

Roles and responsibilities

Person requesting a LIC

The LIC is typically requested by vendors (as a reliable source of information for their Section 32 statement required under the *Sale of Land Act 1962* and purchasers and a source of current information on the property.

Councils

Must provide a LIC on request that meets the requirements of the 2020 Act and the Regulations. In practice, almost all LIC requests are made via Landata or one of [six information brokers](https://go.vic.gov.au/orS6Zw). Councils can only collect the prescribed fee for the provision of the LIC.

Councils can request a copy of the property title and plan from an LIC applicant if they wish further information to assist in identifying the property and accelerate processing time.

Landata and approved Information brokers

People can apply to councils, [Landata](https://go.vic.gov.au/orS6Zw) or the information brokers for a LIC.

Relationship to the *Local Government Act 1989*

Similar provisions sat under section 229 of the 1989 Act – these have now been replaced by section 121 of the 2020 Act.