

Rates Clearance Certificate

...All You Need to Know



Deeds Office & Legislative Requirement

A Rates Clearance Certificate (RCC) is an essential document necessary for property sales in South Africa. The transfer of ownership cannot proceed without it.

This guide will provide you with insights into the significance of the RCC, the steps involved in obtaining one, and the effects of municipal debt on the transfer process.

This vital information assists property owners, conveyancers and buyers in facilitating smoother legal transactions, conserving time, and avoiding expensive complications.

What is a Rates Clearance Certificate?

A Rates Clearance Certificate is a legal document issued by a municipality, confirming that all municipal debts tied to a property have been paid in full under Section 118(1) of the Municipal Systems Act. This includes outstanding rates, service charges, and other municipal fees, such as water and electricity bills.

Without this certificate, a property sale cannot be finalised because the transfer of ownership will not be registered with the Deeds Office.

However, many people mistakenly believe that an RCC clears all debts tied to the property. In fact, it only certifies that municipal debts for the past two years (**24 months**) have been fully settled.

Depending on the municipality, the RCC may go by various names, including *Clearances Certificate, Rates Certificate, Clearance Memo, RCS Certificate, Water and Electricity Clearance Certificate, Lexis Rates Clearance, e-Clearance.*

Despite these different titles, they all serve the same function. So, don't let the varying terminology cause confusion.

When is a Rates Clearance Certificate Required?

A Rates Clearance Certificate is generally necessary when a property is sold or transferred. The conveyancer, responsible for managing the legal details of the sale, applies for this certificate on behalf of the seller. Without this certificate, the transfer of property ownership cannot take place.



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In a fast-paced digital era where connections and knowledge intertwine, the enigmatic realm of language reveals its inherent magic. Its capacity to stir emotions, ignite contemplation, and catalyze profound transformations is nothing lacking extraordinary. Within the captivating pages of **Mortgage Rates Review Clearance** a literary masterpiece penned by way of a renowned author, readers set about a transformative journey, unlocking the secrets and untapped potential embedded within each word. In this evaluation, we shall explore the book's core themes, assess its distinct writing style, and delve into its lasting effect on the hearts and minds of those who partake in its reading experience.

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