



# Abolition of the Right to Buy and Associated Rights (Wales) Act 2018

2018 anaw 1

*Restriction on exercising the right to buy and the right to acquire*

## 2 Restriction on exercising the right to buy

- (1) The [Housing Act 1985 \(c. 68\)](#) is amended as follows.
- (2) After section 121 (circumstances in which the the right to buy cannot be exercised), insert—

### “121ZA Restriction on exercising the right to buy in Wales

- (1) The right to buy cannot be exercised in respect of a dwelling-house in Wales unless—
  - (a) the dwelling-house is from previously let social housing stock, or
  - (b) any of the cases specified in section 121ZB applies, or has applied, in respect of the dwelling-house.
- (2) For the purposes of this Part—
  - (a) a dwelling-house is from previously let social housing stock if, at any time during the period of six months ending with the relevant date, it has been—
    - (i) let under a secure tenancy,
    - (ii) let under an introductory tenancy (within the meaning given by Chapter 1 of Part 5 of the [Housing Act 1996 \(c. 52\)](#)),
    - (iii) let under a demoted tenancy (within the meaning given by section 143A of the Housing Act 1996), or
    - (iv) a qualifying dwelling-house in relation to the preserved right to buy (see section 171B);

- (b) “relevant date” means the day on which section 2 of the Abolition of the Right to Buy and Associated Rights (Wales) Act 2017 comes into force.
- (3) This section does not affect the computation of any period under Schedule 4.”
- (3) In section 171B (extent of the preserved right to buy), after subsection (6), insert—
  - “(7) Nothing in subsection (6) gives a person the right to exercise the preserved right to buy in respect of a dwelling-house in Wales unless—
    - (a) the dwelling-house is from previously let social housing stock (see section 121ZA), or
    - (b) any of the cases specified in section 121ZB applies, or has applied, in respect of the dwelling-house.”