



Title Conditions (Scotland) Act 2003

2003 asp 9

PART 1

REAL BURDENS: GENERAL

Duration, enforceability and liability

7 Duration

Subject to any enactment (including this Act) or to any rule of law, the duration of a real burden is perpetual unless the constitutive deed provides for a duration of a specific period.

8 Right to enforce

- (1) A real burden is enforceable by any person who has both title and interest to enforce it.
- (2) A person has such title if an owner of the benefited property; but the following persons also have such title—
 - (a) a person who has a real right of lease or proper liferent in the benefited property (or has a pro indiviso share in such right);
 - (b) a person who—
 - (i) is the non-entitled spouse of an owner of the benefited property or of a person mentioned in paragraph (a) above; and
 - (ii) has occupancy rights in that property; and
 - (c) if the real burden was created as mentioned in subsection (3)(b) below, a person who was, at the time the cost in question was incurred—
 - (i) an owner of the benefited property; or
 - (ii) a person having such title by virtue of paragraph (a) or (b) above.
- (3) A person has such interest if—
 - (a) in the circumstances of any case, failure to comply with the real burden is resulting in, or will result in, material detriment to the value or enjoyment of the person's ownership of, or right in, the benefited property; or

- (b) the real burden being an affirmative burden created as an obligation to defray, or contribute towards, some cost, that person seeks (and has grounds to seek) payment of, or as respects, that cost.
- (4) A person has title to enforce a real burden consisting of—
 - (a) a right of pre-emption, redemption or reversion; or
 - (b) any other type of option to acquire the burdened property, only if the owner of the benefited property.
- (5) In subsection (2)(b) above, “non-entitled spouse” and “occupancy rights” shall be construed in accordance with section 1 of the Matrimonial Homes (Family Protection) (Scotland) Act 1981 (c. 59) (right of spouse without title to occupy matrimonial home).
- (6) Subsections (2) to (5) above do not apply in relation to a personal real burden.

9 Persons against whom burdens are enforceable

- (1) An affirmative burden is enforceable against the owner of the burdened property.
- (2) A negative burden or an ancillary burden is enforceable against—
 - (a) the owner, or tenant, of the burdened property; or
 - (b) any other person having the use of that property.

10 Affirmative burdens: continuing liability of former owner

- (1) An owner of burdened property shall not, by virtue only of ceasing to be such an owner, cease to be liable for the performance of any relevant obligation.
- (2) A person who becomes an owner of burdened property (any such person being referred to in this section as a “new owner”) shall be severally liable with any former owner of the property for any relevant obligation for which the former owner is liable.
- (3) A new owner who incurs expenditure in the performance of any relevant obligation for which a former owner of the property is liable may recover an amount equal to such expenditure from that former owner.
- (4) For the purposes of subsections (1) to (3) above, “relevant obligation” means any obligation under an affirmative burden which is due for performance; and such an obligation becomes due—
 - (a) in a case where—
 - (i) the burden is a community burden; and
 - (ii) a binding decision to incur expenditure is made, on the date on which that decision is made; or
 - (b) in any other case, on—
 - (i) such date; or
 - (ii) the occurrence of such event, as may be stipulated for its performance (whether in the constitutive deed or otherwise).

11 Affirmative burdens: shared liability

- (1) If a burdened property as respects which an affirmative burden is created is divided (whether before or after the appointed day) into two or more parts then, subject to subsections (2) and (4) below, the owners of the parts—
 - (a) are severally liable in respect of the burden; and
 - (b) as between (or among) themselves, are liable in the proportions which the areas of their respective parts bear to the area of the burdened property.
- (2) “Part” in subsection (1) above does not include a part to which the affirmative burden cannot relate.
- (3) In the application of subsection (1) above to parts which are flats in a tenement, the reference in paragraph (b) of that subsection to the areas of the respective parts shall be construed as a reference to the floor areas of the respective flats.
- (4) Paragraph (a) of subsection (1) above shall not apply if, in the constitutive deed, it is provided that liability as between (or among) the owners of the parts shall be otherwise than is provided for in that paragraph; and paragraph (b) of that subsection shall not apply if, in the constitutive deed or in the conveyance effecting the division, it is provided that liability as between (or among) them shall be otherwise than is provided for in that paragraph.
- (5) If two or more persons own in common a burdened property as respects which an affirmative burden is created then, unless the constitutive deed otherwise provides—
 - (a) they are severally liable in respect of the burden; and
 - (b) as between (or among) themselves, they are liable in the proportions in which they own the property.