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**Changes to legislation:** Building Safety Act 2022, Paragraph 3 is up to date with all changes known to be in force on or before 15 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

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## SCHEDULES

### SCHEDULE 8 **E+W**

#### REMEDIATION COSTS UNDER QUALIFYING LEASES ETC

*No service charge payable if landlord meets contribution condition*

- 3 (1) No service charge is payable under a qualifying lease in respect of a relevant measure relating to any relevant defect if the landlord under the lease at the qualifying time (“the relevant landlord”) met the contribution condition.
- (2) The contribution condition is that the landlord group’s net worth at the qualifying time was more than  $N \times \text{£}2,000,000$ ,  
where  $N$  is the number of relevant buildings within sub-paragraph (3).
- (3) A relevant building is within this sub-paragraph if a member of the landlord group was, at the qualifying time, a landlord under a lease of the relevant building or any part of it.
- (4) For the purposes of [this paragraph](#)—
- (a) “the landlord group” means the relevant landlord and any person associated with the relevant landlord;
  - (b) the net worth of the landlord group at the qualifying time is to be determined in accordance with regulations made by the Secretary of State.
- (5) The Secretary of State may by regulations amend the amount for the time being specified in sub-paragraph (2).
- (6) [This paragraph](#) does not apply if, at the qualifying time, the relevant landlord was—
- (a) a private registered provider of social housing (as to which see section 80 of the Housing and Regeneration Act 2008),
  - (b) a local authority (as defined by section 30), or
  - (c) a prescribed person.

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#### Commencement Information

**11** [Sch. 8 para. 3](#) in force at 28.6.2022, see [s. 170\(3\)\(a\)](#)

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**Changes and effects yet to be applied to the whole Act associated Parts and Chapters:**

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 120(4A) inserted by [2024 c. 22 s. 114\(3\)](#)
- s. 123(2)(a)(b) and words substituted for words by [2024 c. 22 s. 115\(2\)](#)
- s. 123(8)(9) inserted by [2024 c. 22 s. 115\(4\)](#)
- s. 124(2A)(2B) inserted by [2024 c. 22 s. 116\(3\)](#)
- s. 124(4)(aa) inserted by [2024 c. 22 s. 116\(5\)\(b\)](#)
- s. 125A and cross-heading inserted by [2024 c. 22 s. 119](#)
- Sch. 3 para. 3(5)(e) and word inserted by [2024 c. 22 Sch. 13 para. 7\(b\)](#)
- Sch. 8 para. 9(1A) inserted by [2024 c. 22 s. 117\(2\)](#)
- Sch. 8 para. 9(3)(4) inserted by [2024 c. 22 s. 117\(3\)](#)