



# Rent Act 1974

## CHAPTER 51

### RENT ACT 1974

#### *Modifications of Rent Act in relation to furnished and other tenancies*

- 1 Extension of protection afforded to furnished tenancies.
- 2 Certain tenancies not to be protected.
- 3 Recovery of possession of dwelling-houses let on certain tenancies.
- 4 Advance application for registration of a new rent.
- 5 Transitional provisions affecting furnished lettings which become furnished tenancies.

#### *Furnished Lettings (England and Wales)*

6—8 .....

#### *Furnished lettings (Scotland)*

- 9 Furnished lettings: amendments relating to control and registration of rents.
- 10 Furnished lettings: amendments relating to security of tenure.

#### *Supplementary*

- 11, 12 .....
- 13 Effect on furnished sub-tenancy of determination of superior unfurnished tenancy.
- 14 (1) .....
- 15 Interpretation.
- 16 Transitional provisions and repeals.
- 17 Short title, citation, application, commencement and extent.

*Changes to legislation: There are currently no known outstanding effects for the Rent Act 1974. (See end of Document for details)*

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## SCHEDULES

### SCHEDULE 1 — Consequential Amendments of Rent Act

#### Part I — AMENDMENTS OF SCHEDULE 3 TO RENT ACT

- 1 After Case 3 there shall be inserted the following Case:—...
- 2 In the application of Case 5 (assignment or sub-letting by...
- 3 In the application of Case 8 (dwelling-house required for landlord...
- 4 (1) In Case 9 (overcharging by tenant of his own...
- 5 (1) In the application of . . . , Case...
- 6 In Part III, in paragraph 2 (definition of relevant date)...
- 7 In Part IV, in paragraph 3 (meaning of suitable alternative...

#### Part II

8—16 . . . . .

#### Part III — AMENDMENTS OF PARTS IV, IX AND X OF RENT (SCOTLAND) ACT 1971

- 17 In section 40(3) (circumstances in which applications may be made...
- 18 (1) In section 42 (determination of fair rent) in subsection...
- 19 In the application of sections 110 to 112 (heritable securities)...
- 20 In section 120(1)(b) (certain sublettings not to exclude any part...
- 21 In section 122(1) jurisdiction) in paragraph (a) after the words...
- 22 In section 124 (rules as to procedure) after the words...
- 23 In section 125 (powers of local authorities for the purposes...
- 24 (1) In Schedule 6, in paragraph 10 (procedure on application...
- 25 In Schedule 7, in paragraph 1 (form and content of...

### SCHEDULE 2 — Tenancies Granted by Resident Landlords

#### Part I — SECTION TO BE INSERTED AFTER SECTION 5 OF THE RENT ACT

- 1 . . . . .
- 2 The following section shall be inserted after section 5 of...

#### Part II

3, 4 . . . . .

#### Part III — AMENDMENTS OF PART X OF RENT (SCOTLAND) ACT 1971

- 5 In section 118 of the Rent (Scotland) Act 1971 (provisions...
- 6 After section 119 of that Act there shall be inserted...

### SCHEDULE 3 — Transitional Provisions

- 1 (1) In any case where— (a) before the commencement date...
  - 2 (1) In any case where— (a) before the commencement date...
  - 3 (1) This paragraph applies where the tenancy of a dwelling-house...
- 4—6 . . . . .

### SCHEDULE 4 — Enactments Repealed

#### Part I — REPEALS TAKING EFFECT

#### Part II — REPEALS TAKING EFFECT ON DAY APPOINTED UNDER SUBSECTION (1) OF SECTIONS 11 AND 12

**Changes to legislation:**

There are currently no known outstanding effects for the Rent Act 1974.