



Rent Act 1974

1974 CHAPTER 51

Modifications of Rent Act in relation to furnished and other tenancies

4 Advance application for registration of a new rent.

(1) ^{F1}

(3) At the beginning of subsection (3) of section 40 of the ^{M1}Rent (Scotland) Act 1971 (no application for registration of a new rent until three years after a previous registration) there shall be inserted the words “ Subject to subsection (3A) below ” and at the end of that subsection there shall be added the following subsection:—

“(3A) An application such as is mentioned in subsection (3) above which is made by the landlord alone and is so made within the last three months of the period of three years referred to in that subsection may be entertained before the expiry of that period, notwithstanding that the application is not made upon any of the grounds mentioned in that subsection.”

(4) At the beginning of subsection (1) of section 44 of the said Act of 1971 (effect of registration of rent) there shall be inserted the words “ Subject to subsection (1A) below ” and at the end of that subsection there shall be added the following subsection:

“(1A) Where, by virtue of subsection (3A) of section 40 above, an application is made before the expiry of the period of three years referred to in subsection (3) of that section, subsection (1) above shall have effect as if for the reference to that date of the application there were substituted a reference to the first day after the expiry of that period of three years.”

Textual Amendments

F1 Ss. 3(1), 4(1)(2), 14(1)(2), 17(4) repealed by [Rent Act 1977 \(c. 42, SIF 75:3\)](#), s. 155, [Sch. 25](#) (subject to the savings and transitional provisions in [Sch. 24](#))

*Changes to legislation: There are currently no known outstanding effects
for the Rent Act 1974, Section 4. (See end of Document for details)*

Modifications etc. (not altering text)

C1 The text of ss. 1(4)(a), 2(1)(2), 3(2), 4(3)(4), 9, 10, 14(3), 16(2) is in the form in which it was originally enacted: it was not reproduced in Statutes in Force and, except as specified, does not reflect any amendments or repeals which may have been made prior to 1.2.1991.

Marginal Citations

M1 1971 c. 28.

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There are currently no known outstanding effects for the Rent Act 1974, Section 4.