



Rent Act 1977

CHAPTER 42

RENT ACT 1977

PART I

PRELIMINARY

Protected and statutory tenancies

- 1 Protected tenants and tenancies.
- 2 Statutory tenants and tenancies.
- 3 Terms and conditions of statutory tenancies.

Exceptions

- 4 Dwelling-houses above certain rateable values.
- 5 Tenancies at low rents.
- 5A Certain shared ownership leases.
- 6 Dwelling-houses let with other land.
- 7 Payments for board or attendance.
- 8 Lettings to students.
- 9 Holiday lettings.
- 10 Agricultural holdings etc.
- 11 Licensed premises.
- 12 Resident landlords.
- 13 Landlord's interest belonging to Crown.
- 14 Landlord's interest belonging to local authority, etc.
- 15 Landlord's interest belonging to housing association, etc.
- 16 Landlord's interest belonging to housing co-operative.
- 16A
- 17 Controlled tenancies.
- 18 Regulated tenancies.

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- 18A Modification of Act for controlled tenancies converted into regulated tenancies.
- 19—21

Shared accommodation

- 22 Tenant sharing accommodation with persons other than landlord.

Sublettings

- 23 Certain sublettings not to exclude any part of sub-lessor’s premises from protection.

Business premises

- 24 Premises with a business use.

Miscellaneous

- 25 Rateable value and meaning of “appropriate day”.
- 26 Land and premises let with dwelling-house.

PART II

RENTS UNDER CONTROLLED TENANCIES

Rent limit

- 27—43

PART III

RENTS UNDER REGULATED TENANCIES

Regulation of rent

- 44 Limit of rent during contractual periods.
- 45 Limit of rent during statutory periods.
- 46 Adjustment, with respect to rates, of recoverable rent for statutory periods before registration.
- 47 Adjustment, with respect to services and furniture, of recoverable rent for statutory periods before registration.
- 48
- 49 Notices of increase.
- 50 Private street works to count as improvements.

Rent agreements with tenants having security of tenure

- 51 Protection of tenants with security of tenure.
- 52 Protection: special provisions following conversion.
- 53
- 54 Failure to comply with provisions for protection of tenants.
- 55
- 56

Enforcement provisions

- 57 Recovery from landlord of sums paid in excess of recoverable rent, etc.
- 58 Rectification of rent books in light of determination of recoverable rent.

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General provisions

- 59 Adjustment for differences in lengths of rental periods.
- 60 Regulations.
- 61 Interpretation of Part III.

PART IV

REGISTRATION OF RENTS UNDER REGULATED TENANCIES

- 62 Registration areas.
- 63 Schemes for appointment of rent officers.
- 64 Default powers of Secretary of State.

Amalgamation schemes

- 64A (1) If the Secretary of State is of the opinion—...

New basis for administration of rent officer service

- 64B (1) If, with respect to registration areas generally or any...
 - 65 Rent assessment committees.
- 65A Right of appeal from a rent assessment committee
 - 66 Register of rents.
 - 67 Application for registration of rent.
- 67A Application before 1st April 1994 for interim increase of rent in certain cases where landlord liable for council tax
- 68, 69 New basis for administration of rent officer service
 - 70 Determination of fair rent.
 - 70A Interim determination of fair rent on application under section 67A
 - 71 Amount to be registered as rent.
 - 72 Effect of registration of rent.
 - 72A Amounts attributable to services.
 - 73 Cancellation of registration of rent.
 - 74 Regulations.
 - 75 Interpretation of Part IV.

PART V

RENTS UNDER RESTRICTED CONTRACTS

- 76

Control of rents

- 77 Reference of contracts to ... tribunals and obtaining by them of information.
- 78 Powers of ... tribunals on reference of contracts.
- 79 Register of rents under restricted contracts relating to dwellings in Wales .
- 79A Register of rents under restricted contracts relating to dwellings in England
 - 80 Reconsideration of rent after registration.
- 80A Reference before 1st April 1994 for interim increase of rent in certain cases where lessor liable for council tax
 - 81 Effect of registration of rent.
- 81A Cancellation of registration of rent.

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Miscellaneous and general

- 82 Jurisdiction of ... tribunals.
- 83 Local authorities for Part V.
- 84 Regulations.
- 85 Interpretation of Part V.

PART VI

RENT LIMIT FOR DWELLINGS LET BY HOUSING ASSOCIATIONS, HOUSING TRUSTS AND THE HOUSING CORPORATION

Registration of rents

- 86 Tenancies to which Part VI applies.
- 87 Rents to be registrable.

Rent limit

- 88 Rent limit.
- 89
- 90
- 91

Conversion to regulated tenancies

- 92 Conversion of housing association tenancies into regulated tenancies.

Miscellaneous

- 93 Increase of rent without notice to quit.
- 94 Recovery from landlord of sums paid in excess of recoverable rent, etc.
- 95 Duty of landlord to supply statement of rent under previous tenancy.
- 96 Supplemental.
- 97 Interpretation of Part VI.

PART VII

SECURITY OF TENURE

Limitations on recovery of possession of dwelling-houses let on protected tenancies or subject to statutory tenancies

- 98 Grounds for possession of certain dwelling-houses.
- 99 Grounds for possession of certain dwelling-houses let to agricultural workers, etc.
- 100 Extended discretion of court in claims for possession of certain dwelling-houses.
- 101 Overcrowded dwelling-houses.
- 102 Compensation for misrepresentation or concealment in Cases 8 and 9.
- 102A Restricted application of sections 103 to 106.

Restricted contracts

- 103 Notice to quit served after reference of contract to ... tribunal.
- 104 Application to tribunal for security of tenure where notice to quit is served.
- 105 Notices to quit served by owner-occupiers.

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- 106 Reduction of period of notice on account of lessee's default.
- 106A Discretion of court in certain proceedings for possession.

Miscellaneous

- 107 Interpretation of Part VII.

PART VIII

CONVERSION OF CONTROLLED TENANCIES INTO REGULATED TENANCIES

Dwelling-houses in good repair and provided with standard amenities

- 108—
- 113
- 114

Miscellaneous

- 115
- 116 Consent of tenant.
- 117
- 118 Interpretation of Part VIII.

PART IX

PREMIUMS, ETC.

- 119 Prohibition of premiums and loans on grant of protected tenancies.
- 120 Prohibition of premiums and loans on assignment of protected tenancies.
- 121 Tenancies which became regulated by virtue of Counter-Inflation Act 1973.
- 122 Prohibition of premiums on grant or assignment of rights under restricted contracts.
- 123 Excessive price for furniture to be treated as premium.
- 124 Punishment of attempts to obtain from prospective tenants excessive prices for furniture.
- 125 Recovery of premiums and loans unlawfully required or received.
- 126 Avoidance of requirements for advance payment of rent in certain cases.
- 127 Allowable premiums in relation to certain long tenancies.
- 128 Interpretation of Part IX.

PART X

MORTGAGES

- 129 Mortgages to which Part X applies.
- 130
- 131 Regulated mortgages.
- 132 Powers of court to mitigate hardship to mortgagors under regulated mortgages.
- 133—
- 135
- 136 Interpretation of Part X.

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GENERAL

Sublettings

- 137 Effect on sub-tenancy of determination of superior tenancy.
- 138 Effect on furnished sub-tenancy of determination of superior unfurnished tenancy.
- 139 Obligation to notify sublettings of dwelling-houses let on or subject to protected or statutory tenancies.

Fire Precautions

- 140 Modification of Act in relation to fire precautions.

Jurisdiction and procedure

- 141 County court jurisdiction.
- 142 Rules as to procedure.

Release from provisions of Act

- 143 Release from rent regulation.
- 144 Release from restricted contract provisions.
- 145

Miscellaneous

- 146 Long tenancies at a low rent.
- 147 Restriction on levy of distress for rent.
- 148 Implied term in all protected tenancies.

Supplemental

- 149 Powers of local authorities for the purposes of giving information.
- 150 Prosecution of offences.
- 151 Service of notices on landlord's agents.
- 152 Interpretation.
- 153 Application to Isles of Scilly.
- 154 Application to Crown property.
- 155 Modifications, amendments, transitional provisions, repeals etc.
- 156 Short title, commencement and extent.

SCHEDULES

SCHEDULE 1 — Statutory Tenancies

Part I — STATUTORY TENANTS BY SUCCESSION

- 1 Paragraph 2 . . . below shall have effect, subject...
- 2 The surviving spouse , or surviving civil partner, (if any)...
- 3 Where paragraph 2 above does not apply, but a person...
- 4 A person who becomes the statutory tenant of a dwelling-house...
- 5 If, immediately before his death, the first successor was still...
- 6 (1) Where a person who— (a) was a member of...
- 7

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- 8
 - 9 Paragraphs 5 to 8 above do not apply where the...
 - 10 (1) Where after a succession the successor becomes the tenant...
 - 11 (1) Paragraphs 5 to 8 above do not apply where—...
 - 11A In this Part of this Schedule “ the operative date...
- Part II — RELINQUISHING TENANCIES AND CHANGING TENANTS

Payments demanded by statutory tenants as a condition of giving up possession

- 12 (1) A statutory tenant of a dwelling-house who, as a...

Change of statutory tenant by agreement

- 13 (1) Where it is so agreed in writing between a...

No pecuniary consideration to be required on change of tenant under paragraph 13

- 14 (1) Any person who requires the payment of any pecuniary...

SCHEDULE 2 — Resident Landlords

Part I — PROVISIONS FOR DETERMINING APPLICATION OF SECTION 12

- 1 In determining whether the condition in section 12(1)(c) of this...
- 2 During any period when— (a) in the interest of the...
- 2A (1) The tenancy referred to in section 12(1) fails within...
- 3 Throughout any period which, by virtue of paragraph 1 above,...
- 4 For the purposes of section 12, a building is a...
- 5 For the purposes of section 12, a person shall be...

Part II — TENANCIES CEASING TO FALL WITHIN SECTION 12

- 6 (1) In any case where— (a) a tenancy which, by...
- 7 If, in a case where a tenancy becomes a protected...

SCHEDULES 3— —

4.....

SCHEDULE 5 — Calculation of Amount of Rates

- 1 For the purposes of this Act, the amount of rates...
- 2 In this Schedule “the relevant rating period”, in relation to...
- 3 The amount of the rates for any rental period which...
- 4 (1) On the making, by the authority levying the rates,...
- 5 If, as a result of the settlement of a proposal,...
- 6 In computing the rates for any rental period for the...

SCHEDULE —

6.....

SCHEDULE 7 — Rent Limit for certain Tenancies first regulated by virtue of the Counter-Inflation Act 1973

Special rent limit

- 1 (1) This paragraph applies to a regulated tenancy—
- 2 (1) Where, at 22nd March 1973, Article 10 of the...

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Adjustment for repairs, services or rates

- 3 (1) This paragraph applies to a contractual period the rent...
- 4

SCHEDULE —

8.....

SCHEDULE —

9.....

SCHEDULE 10 — Rent Assessment Committees

- 1 The Welsh Ministers shall draw up and from time to...
- 2 The panel shall consist of a number of persons appointed...
- 2A No appointment of a person to the panel by the...
- 3 The Welsh Ministers shall nominate one of the persons appointed...
- 4 Subject to this Schedule, the number of rent assessment committees...
- 5 Subject to paragraphs 5A, 6 and 6A below, each rent...
- 5A A member of the First-tier Tribunal may, at the request...
- 5B A member of a tribunal listed in section 59 of...
- 6 The president of the panel may, if he thinks fit,...
- 6A When dealing with an application under section 81A of this...
- 7 There shall be paid to members of the panel such...
- 7A The Welsh Ministers may, . . . , provide for the...
- 8 The President of the panel may appoint, with the approval...
- 9 There shall be paid out of moneys provided by Parliament—...
- 10 Rent Assessment Committees

SCHEDULE 11 — Applications for Registration of Rent

Part I — APPLICATION UNSUPPORTED BY CERTIFICATE OF FAIR RENT

Procedure on application to rent officer

- 1 On receiving any application for the registration of a rent,...
- 2 (1) Where the application is made jointly by the landlord...
- [3 (1) In the case of an application which does not...
- [3A If, after service of a notice by the rent officer...
- 4 (1) Where, in response to a notice served by the...
- 5 After considering, in accordance with paragraph 4 above, what rent...
- 5A Where a rent has been registered or confirmed by the...
- 6 (1) If such an objection as is mentioned in paragraph...

Determination of fair rent by rent assessment committee

- 7 (1) A rent assessment committee to whom a matter is...
- 8 Where, within the period specified in paragraph 7(1)(b) above, or...
- 8A A rent assessment committee shall make such inquiry, if any,...
- 9 Outcome of determination of fair rent by appropriate tribunal
- 9A Interim registration of rent

Maximum Fair Rent

- 9B This Schedule has effect subject to article 2 of the...
- Part

II.....

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Part

III.

SCHEDULE —

12.

SCHEDULE —

13.

SCHEDULE 14 — Conversion of Housing Association Tenancies into Regulated Tenancies

- 1 (1) This paragraph applies in any case where—
- 2 (1) If, in a case where either a tenancy has...
- 3 (1) This paragraph applies for the purposes of the application...
- 4
- 5 (1) This paragraph has effect with respect to the application...
- 6
- 7 In the application of section 70 of this Act in...
- 8 In this Schedule “the 1972 Act” means the Housing Finance...

SCHEDULE 15 — Grounds for Possession of Dwelling-Houses Let on or Subject to Protected or Statutory Tenancies

Part I — CASES IN WHICH COURT MAY ORDER POSSESSION

Case 1

Where any rent lawfully due from the tenant has not...

Case 2

Where the tenant or any person residing or lodging with...

Case 3

Where the condition of the dwelling-house has, in the opinion...

Case 4

Where the condition of any furniture provided for use under...

Case 5

Where the tenant has given notice to quit and, in...

Case 6

Where, without the consent of the landlord, the tenant has,...

Case 7

.....

Case 8

Where the dwelling-house is reasonably required by the landlord for...

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Case 9

Where the dwelling-house is reasonably required by the landlord for...

Case 10

Where the court is satisfied that the rent charged by...

Case 10A

Both of the following conditions are met in relation to...

Condition 1 is that the Secretary of State has given...

Condition 2 is that the person or persons named in...

For the purposes of this case a person (“P”) is...

P does not have a right to rent in relation...

But P is to be treated as having a right...

In this case “relevant national” means—

Part II — CASES IN WHICH COURT MUST ORDER POSSESSION WHERE
DWELLING-HOUSE SUBJECT TO REGULATED TENANCY

Case 11

Where a person (in this Case referred to as “the...

Case 12

Where the landlord (in this Case referred to as “the...

Case 13

Where the dwelling-house is let under a tenancy for a...

Case 14

Where the dwelling-house is let under a tenancy for a...

Case 15

Where the dwelling-house is held for the purpose of being...

Case 16

Where the dwelling-house was at any time occupied by a...

Case 17

Where proposals for amalgamation, approved for the purposes of a...

Case 18

Where— (a) the last occupier of the dwelling-house before the...

Case 19

Where the dwelling-house was let under a protected shorthold tenancy...

A notice is appropriate for this Case if— it is...

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Case 20

Where the dwelling-house was let by a person (in this...
For the purposes of this Case “regular armed forces of...

Part III — PROVISIONS APPLICABLE TO CASE 9 AND PART II OF THIS
SCHEDULE

Provision for Case 9

1 A court shall not make an order for possession of...

Provision for Part II

2 Any reference in Part II of this Schedule to the...

Part IV — SUITABLE ALTERNATIVE ACCOMMODATION

3 For the purposes of section 98(1)(a) of this Act, a...

4 (1) Where no such certificate as is mentioned in paragraph...

5 (1) For the purposes of paragraph 4 above, the relevant...

6 Accommodation shall not be deemed to be suitable to the...

7 Any document purporting to be a certificate of a local...

8 In this Part “local housing authority” and “...

Part V — PROVISIONS APPLYING TO CASES 11, 12 AND 20

1 In this Part of this Schedule— “mortgage” includes a charge...

2 The conditions referred to in Paragraph (c) in each of...

SCHEDULE 16 — Further Grounds for Possession of Dwelling-Houses let on or
subject to Tenancies to which Section 99 applies
— CASE I

Alternative accommodation not provided or arranged by housing authority

1 The court is satisfied that suitable alternative accommodation is
available...

2 Accommodation shall be deemed suitable in this Case if it...

3 (1) The accommodation must be reasonably suitable to the needs...

4 Accommodation shall not be deemed to be suitable to the...

5 Any document purporting to be a certificate of the local...

6 In this Case no account shall be taken of accommodation...

7 In this Case and in Case II below “the...

— CASE II

Alternative accommodation provided or arranged by housing authority

1 The local housing authority have made an offer in writing...

2 The landlord shows that the tenant accepted the offer (by...

3 (1) The accommodation offered must in the opinion of the...

4 If the accommodation offered is available for a limited period...

SCHEDULE 17 — Converted Tenancies: Modification of Act

1 In this Schedule— “converted tenancy” means a tenancy which has...

2 In relation to any rental period beginning after the conversion,...

3—4

5 Section 5(1) of this Act shall not apply to the...

6 Section 70 of this Act shall apply in relation to...

7 None of the enactments mentioned in section 18A of this...

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- 8 Any court order in any proceedings to which paragraph 7...
- 9 Any right conferred on a tenant by section 38 of,...
- 10—11

SCHEDULE 18 — Allowable Premiums

Part I — PREMIUM ALLOWED ON ASSIGNMENT OF TENANCY WHERE PREMIUM LAWFULLY PAID ON GRANT

- 1 (1) This Part of this Schedule applies where—
- 2 In a case where this Part of this Schedule applies,...
- 3 (1) If, although the registered rent is higher than the...
- 4 Where any rates in respect of the dwelling-house are borne...
- 5 (1) Any reference in this Part of this Schedule to...

Part II — PREMIUM ALLOWED UNDER SECTIONS 121 AND 127

- 6 Where this Part of this Schedule applies to any tenancy...
- 7 (1) The fraction is X Y where X is the...
- 8 Where the tenancy was granted on the surrender of a...
- 9 For the purposes of paragraph 8 above, the surrender value...
- 10 In determining for the purposes of this Part of this...
- 11 In this Part of this Schedule “grant” includes continuance and...

SCHEDULE —

19.

SCHEDULE 20 — Modification of Act in Relation to Fire Precautions

Steps mentioned in certain notices under the Fire Precautions Act 1971 to count as improvements for certain purposes of this Act

- 1 (1) This paragraph applies where a dwelling which is the...
- 2 (1) This paragraph applies in relation to a dwelling-house consisting...

Cases where rent is increased by virtue of section 28(3)(b) of the Act of 1971

- 3 (1) This paragraph applies where, in the case of any...
- 4

Interpretation

- 5 In this Schedule— “contractual period” means a rental period of...

SCHEDULE —

21.

SCHEDULE —

22.

SCHEDULE 23 — Consequential Amendments

- 1

Reserve and Auxiliary Forces (Protection of Civil Interests) Act 1951 (c. 65)

- 2 In section 4(2) of the Reserve and Auxiliary Forces (Protection...
- 3 In section 15 of the Reserve and Auxiliary Forces (Protection...
- 4 In section 16 of the Reserve and Auxiliary Forces (Protection...
- 5 In section 17 of the Reserve and Auxiliary Forces (Protection...

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- 6 In section 18(1) of the Reserve and Auxiliary Forces (Protection...
- 7 In section 19 of the Reserve and Auxiliary Forces (Protection...
- 8 In section 20 of the Reserve and Auxiliary Forces (Protection...
- 9 In section 22 of the Reserve and Auxiliary Forces (Protection...
- 10 In section 23 of the Reserve and Auxiliary Forces (Protection...
- 11

Landlord and Tenant Act 1954 (c. 56)

- 12 In section 2(5) of the Landlord and Tenant Act 1954...
- 13 In section 2 of the Landlord and Tenant Act 1954,...
- 14 In section 10(2) of the Landlord and Tenant Act 1954,...
- 15 In section 12(1)(b) of the Landlord and Tenant Act 1954...
- 16 In section 22(1) of the Landlord and Tenant Act 1954,...
- 17 In section 40(5) of the Landlord and Tenant Act 1954,...
- 18 In section 43(1)(c) of the Landlord and Tenant Act 1954,...
- 19 In paragraph 17 of Schedule 1, and in paragraph 4...
- 20 In Schedule 3 to the Landlord and Tenant Act 1954,...
- 21
- 22—28
- 29, 30
- 31—36
- 37, 38
- 39

Matrimonial Homes Act 1967 (c. 75)

- 40
- 41

Leasehold Reform Act 1967 (c. 88)

- 42 In sections 1(4) and 4(1)(a) of the Leasehold Reform Act...
- 43 In section 16(1)(d) of the Leasehold Reform Act 1967, for...
- 44 In section 37(6) of the Leasehold Reform Act 1967, for...
- 45 In Schedule 2 to the Leasehold Reform Act 1967, in...
- 46 In Schedule 5 to the Leasehold Reform Act 1967—
- 47, 48

Fire Precautions Act 1971 (c. 40)

- 49 In section 28 of the Fire Precautions Act 1971—
- 50 In section 34 of the Fire Precautions Act 1971, for...

Pensions (Increase) Act 1971 (c. 56)

- 51 In Schedule 2 to the Pensions (Increase) Act 1971, in...
- 52—54
- 55
- 56, 57

Agriculture (Miscellaneous Provisions) Act 1972 (c. 62)

- 58 In section 24 of the Agriculture (Miscellaneous Provisions) Act 1972,...
- 59—66

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Rent Act 1974 (c. 51)

- 67 In section 17(6) of the Rent Act 1974, for the...
68 In Schedule 1 to the Rent Act 1974—
69, 70
71

Rent (Agriculture) Act 1976 (c. 80)

- 72 In section 4(5) of the Rent (Agriculture) Act 1976, for...
73 In section 5 of the Rent (Agriculture) Act 1976—
74 In section 9 of the Rent (Agriculture) Act 1976—
75 In section 13 of the Rent (Agriculture) Act 1976—
76 In section 15(4) of the Rent (Agriculture) Act 1976, for...
77 In sections 19, 27(2) and 33(3), and in the definition...
78 In paragraph 1 of Schedule 2 to the Rent (Agriculture)...
79 In paragraph 2 of Schedule 2 to the Rent (Agriculture)...
80 For paragraph 3 of Schedule 2 to the Rent (Agriculture)...
81 In paragraph 4 of Schedule 2 to the Rent (Agriculture)...
82 In Schedule 4 to the Rent (Agriculture) Act 1976—
83 In Schedule 5 to the Rent (Agriculture) Act 1976, in...
84 In Schedule 6 to the Rent (Agriculture) Act 1976—

SCHEDULE 24 — Savings and Transitional Provisions

General transitional provisions

- 1 (1) In so far as anything done, or having effect...

Existing statutory tenants

- 2 (1) If, immediately before the commencement of this Act, a...
3 (1) A person who, at any time before the commencement...
4 A statutory tenancy subsisting at the commencement of this Act...

Tenancies which ended before passing of Counter-Inflation Act 1973 (c. 9)

- 5 (1) This paragraph applies where the tenancy of a dwelling-house...

Protected furnished tenancies

- 6 (1) In any case where— (a) before 14th August 1974...
7 (1) This paragraph applies where the tenancy of a dwelling-house...
8 (1) Where, immediately before the commencement of this Act, a...

Regulated tenancies of formerly requisitioned houses

- 9 (1) This paragraph applies in relation to a regulated tenancy...

Miscellaneous

- 10 Any registration of a rent under Part IV of the...
11 In the case of a registration of a rent before...
12 Where, by virtue of section 1(1)(b) of the Rent Act...
13 If, immediately before the commencement of this Act, a person's...
14 If, immediately before the commencement of this Act, a person's...
15 In relation to any time before 1st January 1960, paragraph...

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- 16 Sections 44(1), 45(2), 57 and 72(7) of this Act shall...
- 17 If, immediately before the revocation of regulation 68CB of the...
- 18 Section 54 of, and paragraph 5 of Schedule 9 to,...
- 19 (1) Until such time as the provisions mentioned in sub-paragraph...
- 20 For the purposes of paragraph 3(3) of Schedule 9 to...
- 21 Subject to the provisions of this Act, any reference in...

Transitional provisions from Rent Act 1957

- 22 If the rent recoverable under a controlled tenancy for any...
- 23 If, immediately before the commencement of this Act, an agreement...
- 24 (1) If, immediately before the commencement of this Act, the...
- 25 (1) If, immediately before the commencement of this Act, a...
- 26 Where any increase in the rent recoverable under a controlled...

Savings

- 27 (1) Notwithstanding the repeal by this Act of the Rent...
- 28 (1) Section 47 of the Housing Act 1969 (first registration...
- 29 Subsections (2) and (5) of section 48 of this Act...
- 30 Notwithstanding the repeal by this Act of the Rent Act...
- 31 Any registration of a rent made before the commencement of...
- 32 Notwithstanding the repeal by this Act of paragraphs 20 to...

SCHEDULE 25 — Repeals

Status:

Point in time view as at 01/12/2022.

Changes to legislation:

Rent Act 1977 is up to date with all changes known to be in force on or before 01 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.