



Housing Act 1985

1985 CHAPTER 68

PART V

THE RIGHT TO BUY

Registration of title

154 Registration of title.

- [^{F1}(1) Where on the grant of a lease in pursuance of this Part the landlord's title to the dwelling-house is not registered, section 123A of the Land Registration Act 1925 (compulsory registration: effect of requirement to register) shall apply in relation to the grant of the lease whether or not it is granted for a term of more than 21 years.]
- (2) Where the landlord's title to the dwelling-house is not registered, the landlord shall give the tenant a certificate stating that the landlord is entitled to convey the freehold or make the grant subject only to such incumbrances, rights and interests as are stated in the conveyance or grant or summarised in the certificate.
- (3) Where the landlord's interest in the dwelling-house is a lease, the certificate under subsection (2) shall also state particulars of that lease and, with respect to each superior title—
- (a) where it is registered, the title number;
 - (b) where it is not registered, whether it was investigated in the usual way on the grant of the landlord's lease.
- (4) A certificate under subsection (2) shall be—
- (a) in a form approved by the Chief Land Registrar, and
 - (b) signed by such officer of the landlord or such other person as may be approved by the Chief Land Registrar.
- (5) The Chief Land Registrar shall, for the purpose of the registration of title, accept such a certificate as sufficient evidence of the facts stated in it; but if as a result he has to

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Changes to legislation: Housing Act 1985, Cross Heading: Registration of title is up to date with all changes known to be in force on or before 14 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)

meet a claim against him under the Land Registration Acts 1925 to 1971 the landlord is liable to indemnify him.

- (6) Sections 8 and 22 of the Land Registration Act 1925 (application for registration of leasehold land and registration of dispositions of leasehold) apply in relation to a lease granted in pursuance of this part notwithstanding that it is a lease for a term of which not more than 21 years are unexpired or, as the case may be, a lease granted for a term not exceeding 21 years.

[^{F2}(7) Section 70(1)(k) of the ^{M1}Land Registration Act 1925 (overriding interests) shall not apply to a lease granted in pursuance of this Part.]

Textual Amendments

F1 S. 154(1) substituted (1.4.1998 with application only in relation to dispositions made on or after that date) by 1997 c. 2, s. 4(1), **Sch. 1 Pt. 1 para. 4(1)**; S.I. 1997/3036, **arts. 2, 3**

F2 S. 154(7) added by Land Registration Act 1986 (c. 26, SIF 98:2), **s. 2(4)**

Marginal Citations

M1 1925 c.21(98:2).

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