



# Landlord and Tenant Act 1985

## 1985 CHAPTER 70

### *Repairing obligations*

#### **13 Leases to which s. 11 applies: general rule.**

- (1) Section 11 (repairing obligations) applies to a lease of a dwelling-house granted on or after 24th October 1961 for a term of less than seven years.
- (2) In determining whether a lease is one to which section 11 applies—
  - (a) any part of the term which falls before the grant shall be left out of account and the lease shall be treated as a lease for a term commencing with the grant,
  - (b) a lease which is determinable at the option of the lessor before the expiration of seven years from the commencement of the term shall be treated as a lease for a term of less than seven years, and
  - (c) a lease (other than a lease to which paragraph (b) applies) shall not be treated as a lease for a term of less than seven years if it confers on the lessee an option for renewal for a term which, together with the original term, amounts to seven years or more.
- (3) This section has effect subject to—
  - section 14 (leases to which section 11 applies: exceptions), and
  - section 32(2) (provisions not applying to tenancies within Part II of the <sup>M1</sup>Landlord and Tenant Act 1954).

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#### **Marginal Citations**

**M1** 1954 c. 56.

**Status:**

Point in time view as at 01/04/2002. This version of this provision has been superseded.

**Changes to legislation:**

Landlord and Tenant Act 1985, Section 13 is up to date with all changes known to be in force on or before 18 May 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.