



Landlord and Tenant Act 1987

1987 CHAPTER 31

PART VII **E+W**

GENERAL

56 **Crown land.** **E+W**

(1) [^{F1}Parts 1 and 3 and sections 42 to 42B (and so much of this Part as relates to those provisions)] shall apply to a tenancy from the Crown if there has ceased to be a Crown interest in the land subject to it.

^{F2}(2)

(3) Where there exists a Crown interest in any land subject to a tenancy from the Crown and the person holding that tenancy is himself the landlord under any other tenancy whose subject-matter comprises the whole or part of that land, [^{F3}the provisions mentioned in subsection (1)] shall apply to that other tenancy, and to any derivative sub-tenancy, notwithstanding the existence of that interest.

(4) For the purposes of this section “tenancy from the Crown” means a tenancy of land in which there is, or has during the subsistence of the tenancy been, a Crown interest superior to the tenancy, and “Crown interest” means—

- (a) an interest comprised in the Crown Estate;
- (b) an interest belonging to Her Majesty in right of the Duchy of Lancaster;
- (c) an interest belonging to the Duchy of Cornwall;
- (d) any other interest belonging to a government department or held on behalf of Her Majesty for the purposes of a government department.

Textual Amendments

F1 Words in s. 56(1) substituted (30.9.2003 for E. for specified purposes, 30.3.2004 for W. for specified purposes) by [Commonhold and Leasehold Reform Act 2002 \(c. 15\)](#), [ss. 172\(6\)\(a\)](#), 181(1); S.I. 2003/1986, [art. 2\(c\)\(iii\)](#) (with [Sch. 2](#)); S.I. 2004/669, [art. 2\(c\)\(iii\)](#) (with [Sch. 2](#))

Changes to legislation: Landlord and Tenant Act 1987, Section 56 is up to date with all changes known to be in force on or before 09 June 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) [View outstanding changes](#)

- F2** S. 56(2) repealed (30.9.2003 for E., 30.3.2004 for W.) by [Commonhold and Leasehold Reform Act 2002 \(c. 15\)](#), s. 181(1), [Sch. 14](#); S.I. 2003/1986, art. 2(c)(iv), Sch. 1 Pt. 2 (with Sch. 2); S.I. 2004/669, art. 2(c)(iv), Sch. 1 Pt. 2 (with Sch. 2)
- F3** Words in s. 56(3) substituted (30.9.2003 for E. for specified purposes, 30.3.2004 for W. for specified purposes) by [Commonhold and Leasehold Reform Act 2002 \(c. 15\)](#), [ss. 172\(6\)\(b\)](#), 181(1); S.I. 2003/1986, art. 2(c)(iii) (with Sch. 2); S.I. 2004/669, art. 2(c)(iii) (with Sch. 2)

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Changes and effects yet to be applied to the whole Act associated Parts and Chapters:

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 24(2)(abb) inserted by [2002 c. 15 Sch. 10 para. 14](#)