



Landlord and Tenant Act 1987

1987 CHAPTER 31

PART VII

GENERAL

59 Meaning of “lease”, “long lease” and related expressions.

- (1) In this Act “lease” and “tenancy” have the same meaning; and both expressions include—
 - (a) a sub-lease or sub-tenancy, and
 - (b) an agreement for a lease or tenancy (or for a sub-lease or sub-tenancy).
- (2) The expressions “landlord” and “tenant”, and references to letting, to the grant of a lease or to covenants or the terms of a lease shall be construed accordingly.
- (3) In this Act “long lease” means—
 - (a) a lease granted for a term certain exceeding 21 years, whether or not it is (or may become) terminable before the end of that term by notice given by the tenant or by re-entry or forfeiture;
 - (b) a lease for a term fixed by law under a grant with a covenant or obligation for perpetual renewal, other than a lease by sub-demise from one which is not a long lease; or
 - (c) a lease granted in pursuance of Part V of the Housing Act 1985 (the right to buy) ^{F1}, including a lease granted in pursuance of that Part as it has effect by virtue of section 17 of the Housing Act 1996 (the right to acquire)].

Textual Amendments

F1 Words in s. 59(3)(c) added (1.4.1997) by S.I. 1997/627, art. 2, Sch. para. 5

Changes to legislation:

Landlord and Tenant Act 1987, Section 59 is up to date with all changes known to be in force on or before 04 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.

[View outstanding changes](#)

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](#)