



Landlord and Tenant (Covenants) Act 1995

1995 CHAPTER 30

Joint liability under covenants

13 Covenants binding two or more persons

- (1) Where in consequence of this Act two or more persons are bound by the same covenant, they are so bound both jointly and severally.
- (2) Subject to section 24(2), where by virtue of this Act—
 - (a) two or more persons are bound jointly and severally by the same covenant, and
 - (b) any of the persons so bound is released from the covenant,the release does not extend to any other of those persons.
- (3) For the purpose of providing for contribution between persons who, by virtue of this Act, are bound jointly and severally by a covenant, the Civil Liability (Contribution) Act 1978 shall have effect as if—
 - (a) liability to a person under a covenant were liability in respect of damage suffered by that person;
 - (b) references to damage accordingly included a breach of a covenant of a tenancy; and
 - (c) section 7(2) of that Act were omitted.

14 Abolition of indemnity covenants implied by statute

The following provisions (by virtue of which indemnity covenants are implied on the assignment of a tenancy) shall cease to have effect—

- (a) subsections (1)(C) and (D) of section 77 of the Law of Property Act 1925; and
- (b) subsections (1)(b) and (2) of section 24 of the Land Registration Act 1925.