



# Commonhold and Leasehold Reform Act 2002

## 2002 CHAPTER 15

### PART 1 **E+W**

#### COMMONHOLD

##### *Common parts*

### 26 Use <sup>[F1]</sup>, maintenance and building safety] **E+W**

<sup>[F2]</sup>(1) A commonhold community statement must make provision—

- (a) regulating the use of the common parts;
- (b) requiring the commonhold association to insure the common parts;
- (c) requiring the commonhold association to repair and maintain the common parts.

<sup>[F3]</sup>(2) A commonhold community statement for a higher-risk commonhold must make provision requiring the commonhold association to comply with its duties under Part 4 of the Building Safety Act 2022, or regulations made under that Part of that Act, in relation to the common parts.]

#### Textual Amendments

- F1** Words in s. 26 heading substituted (28.4.2022 for specified purposes, 6.4.2023 in so far as not already in force) by [Building Safety Act 2022 \(c. 30\)](#), [ss. 114\(4\)\(a\)](#), 170(2) (with s. 164); S.I. 2023/362, [reg. 3\(1\)\(z11\)](#)
- F2** S. 26 renumbered as s. 26(1) (28.4.2022 for specified purposes, 6.4.2023 in so far as not already in force) by [Building Safety Act 2022 \(c. 30\)](#), [ss. 114\(4\)\(b\)](#), 170(2) (with s. 164); S.I. 2023/362, [reg. 3\(1\)\(z11\)](#)
- F3** [S. 26\(2\)](#) inserted (28.4.2022 for specified purposes, 6.4.2023 in so far as not already in force) by [Building Safety Act 2022 \(c. 30\)](#), [ss. 114\(4\)\(c\)](#), 170(2) (with s. 164); S.I. 2023/362, [reg. 3\(1\)\(z11\)](#)

**Changes to legislation:**

Commonhold and Leasehold Reform Act 2002, Section 26 is up to date with all changes known to be in force on or before 21 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.

[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. 82(4)(5) inserted by [2024 c. 22 s. 50\(2\)\(b\)](#)
- s. 87A87B inserted by [2024 c. 22 s. 50\(3\)](#)
- s. 107(3)(4) inserted by [2024 c. 22 s. 51\(3\)](#)
- s. 172(1)(i) and word inserted by [2024 c. 22 s. 62\(5\)\(b\)](#)
- Sch. 11 para. 5B applied by 1985 c. 70, s. 30J(4) (as inserted) by [2024 c. 22 s. 63](#)
- Sch. 11 para. 4A4B and cross-heading inserted by [2024 c. 22 s. 61\(b\)](#)
- Sch. 11 para. 5B5C and cross-heading inserted by [2024 c. 22 s. 62\(7\)\(b\)](#)