



Leasehold Reform (Ground Rent) Act 2022

2022 CHAPTER 1

Prohibited and permitted rent

3 Prohibited rent

- (1) The landlord under a regulated lease must not require the tenant to make a payment of a prohibited rent.
- (2) For the purposes of subsection (1), a landlord requires a tenant to make a payment of a prohibited rent where the landlord, or a person acting on behalf of the landlord, does either or both of the following in relation to the payment—
 - (a) asks the tenant for the payment;
 - (b) having received the payment, fails to refund it to the tenant before the end of the period of 28 days beginning with the day after its receipt.
- (3) In this section—
 - (a) references to a landlord include a person who has ceased to be a landlord, and
 - (b) references to a tenant include—
 - (i) a person who has ceased to be a tenant;
 - (ii) a person acting on behalf of a tenant;
 - (iii) a person who has guaranteed the payment of rent by a tenant.
- (4) In this Act “prohibited rent” means any rent, to the extent that it exceeds the permitted rent (see sections 4 to 6).

Commencement Information

- I1** S. 3 not in force at Royal Assent, see [s. 25\(2\)](#)
- I2** S. 3 in force at 30.6.2022 for specified purposes by [S.I. 2022/694, reg. 3](#)
- I3** S. 3 in force at 1.4.2023 in so far as not already in force by [S.I. 2022/694, reg. 4](#)

Changes to legislation:

There are currently no known outstanding effects for the Leasehold Reform (Ground Rent) Act 2022, Section 3.