



# 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).