



Leasehold Reform (Ground Rent) Act 2022

2022 CHAPTER 1

Effect of term reserving prohibited rent

7 Term reserving prohibited rent treated as reserving permitted rent

- (1) This section applies where any term of a regulated lease to which a section specified in column 1 of the table applies reserves a prohibited rent.
- (2) The term has effect as if, in place of the prohibited rent, it reserved the rent specified in column 2 of the table.
- (3) Where the prohibited rent is reserved in respect of a period specified in column 3 of the table, or a share in the demised premises specified in column 4 of the table, or both, the term is treated as reserving the rent specified in column 2 of the table in respect of that period, that share, or that period and that share.

<i>Column 1</i> <i>Section</i>	<i>Column 2</i> <i>Rent treated as reserved</i>	<i>Column 3</i> <i>Period for which rent reserved</i>	<i>Column 4</i> <i>Share in demised premises</i>
Section 4 (general rule)	peppercorn rent		
Section 5 (shared ownership leases)	peppercorn rent		tenant's share
Section 6 (replacement leases)	maximum permitted rent	excepted period	tenant's share (where section 6(7) applies)
Section 6 (replacement leases)	peppercorn rent	regulated period	tenant's share (where section 6(7) applies)

Changes to legislation: There are currently no known outstanding effects for the Leasehold Reform (Ground Rent) Act 2022, Section 7. (See end of Document for details)

- (4) The “maximum permitted rent” means the maximum rent permitted by section 6(2)(a).
- (5) The other terms of the regulated lease have effect with any modifications necessary because of subsections (2) and (3).
- (6) For the purposes of this section, the terms of a regulated lease include the terms of any contract relating to the lease.
- (7) Terms used in this section and in sections 4 to 6 have the same meaning in this section as in those sections.

Commencement Information

- I1** S. 7 not in force at Royal Assent, see [s. 25\(2\)](#)
- I2** [S. 7](#) in force at 30.6.2022 for specified purposes by [S.I. 2022/694, reg. 3](#)
- I3** [S. 7](#) 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 7.