



# Commercial Rent (Coronavirus) Act 2022

## 2022 CHAPTER 12

### PART 1

#### INTRODUCTORY PROVISIONS

#### 5 “Protected period”

- (1) The “protected period”, in relation to a business tenancy adversely affected by coronavirus, is the period beginning with 21 March 2020 and ending with—
  - (a) where the business tenancy comprises premises in England—
    - (i) if subsection (2) identifies a day earlier than 18 July 2021, that day, or
    - (ii) in any other case, 18 July 2021;
  - (b) where the business tenancy comprises premises in Wales—
    - (i) if subsection (2) identifies a day earlier than 7 August 2021, that day, or
    - (ii) in any other case, 7 August 2021.
- (2) The relevant day for the purposes of subsection (1)(a)(i) or (b)(i) is the last day on which (or for part of which)—
  - (a) the whole or part of the business carried on by the tenant at or from the premises, or
  - (b) the whole or part of those premises,was of a description subject to either a closure requirement or a specific coronavirus restriction.
- (3) In subsection (2) “specific coronavirus restriction” means a restriction or requirement (other than a closure requirement) imposed by coronavirus regulations which regulated any aspect of—
  - (a) the way a business, or a part of a business, of any specified description was to be carried on, or
  - (b) the way any premises, or any part of premises, of a specified description were or was to be used.

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*Changes to legislation: There are currently no known outstanding effects for the  
Commercial Rent (Coronavirus) Act 2022, Section 5. (See end of Document for details)*

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- (4) But for the purposes of subsection (3)—
- (a) requirements to display or provide information on premises (or parts of premises), and
  - (b) restrictions applying more generally than to specific descriptions of businesses or premises (or parts of businesses or premises),
- are not specific coronavirus restrictions.
- (5) In this section “closure requirement” and “coronavirus regulations” have the same meaning as in section 4.

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**Commencement Information**

**II** S. 5 in force at Royal Assent, see **s. 31(4)**

**Changes to legislation:**

There are currently no known outstanding effects for the Commercial Rent (Coronavirus) Act 2022, Section 5.