



# Building Safety Act 2022

## 2022 CHAPTER 30

### PART 5

#### OTHER PROVISION ABOUT SAFETY, STANDARDS ETC

##### *Building liability orders*

#### **130 Building liability orders**

- (1) The High Court may make a building liability order if it considers it just and equitable to do so.
- (2) A “building liability order” is an order providing that any relevant liability (or any relevant liability of a specified description) of a body corporate (“the original body”) relating to a specified building is also—
  - (a) a liability of a specified body corporate, or
  - (b) a joint and several liability of two or more specified bodies corporate.
- (3) In this section “relevant liability” means a liability (whether arising before or after commencement) that is incurred—
  - (a) under the Defective Premises Act 1972 or section 38 of the Building Act 1984, or
  - (b) as a result of a building safety risk.
- (4) A body corporate may be specified only if it is, or has at any time in the relevant period been, associated with the original body.
- (5) A building liability order—
  - (a) may be made in respect of a liability of a body corporate that has been dissolved (including where dissolution occurred before commencement);
  - (b) continues to have effect even if the body corporate is dissolved after the making of the order.
- (6) In this section—

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*Status: This is the original version (as it was originally enacted).*

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“associate”: see section 131;

“building safety risk”, in relation to a building, means a risk to the safety of people in or about the building arising from the spread of fire or structural failure;

“commencement” means the time this section comes into force;

“the relevant period” means the period—

- (a) beginning with the beginning of the carrying out of the works in relation to which the relevant liability was incurred, and
- (b) ending with the making of the order;

“specified” means specified in the building liability order.