



Building Safety Act 2022

2022 CHAPTER 30

PART 4

HIGHER-RISK BUILDINGS

Meaning of “accountable person” and other key definitions

75 Determinations by the tribunal

- (1) An interested person may apply to the tribunal for a determination, as regards a higher-risk building, of any of the following—
 - (a) the person or persons who are accountable persons for the building;
 - (b) the person who is the principal accountable person for the building;
 - (c) the part of the building for which any accountable person for the building is responsible.
- (2) Where, on an application under [subsection \(1\)\(b\)](#), it appears to the tribunal that there is more than one accountable person within [section 73\(1\)\(b\)](#), the principal accountable person is such one of those accountable persons as the tribunal considers appropriate.
- (3) In this section “interested person” means—
 - (a) the regulator,
 - (b) a person who holds a legal estate in any part of the common parts (or who claims to hold such an estate), or
 - (c) a person who is under a relevant repairing obligation in relation to any part of the common parts (or who claims to be under such an obligation).
- (4) In [subsection \(3\)](#) “relevant repairing obligation” and “common parts” have the same meaning as in [section 72](#).

Commencement Information

- 11** S. 75 in force at Royal Assent for specified purposes, see [s. 170\(2\)\(a\)](#)

Status: Point in time view as at 05/09/2023.

Changes to legislation: Building Safety Act 2022, Section 75 is up to date with all changes known to be in force on or before 15 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

12 S. 75 in force at 6.4.2023 in so far as not already in force by S.I. 2023/362, **reg. 3(1)(z3)**

Status:

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