



# Leasehold and Freehold Reform Act 2024

## 2024 CHAPTER 22

### PART 8

#### AMENDMENTS OF PART 5 OF THE BUILDING SAFETY ACT 2022

##### *Remediation of building defects*

#### **117 Recovery of legal costs etc through service charge**

(1) Schedule 8 to the BSA 2022 (remediation costs under qualifying leases etc) is amended in accordance with subsections (2) and (3).

(2) After paragraph 9(1) insert—

“(1A) Sub-paragraph (1) does not apply to the extent that the service charge is payable to a management company in respect of legal or other professional services provided to the company in connection with an application or possible application by the company for or relating to a remediation contribution order under section 124.”

(3) After paragraph 9(2) insert—

“(3) In sub-paragraph (1A) “management company” means—

- (a) a resident management company, or
- (b) an RTM company within the meaning of Chapter 1 of Part 2 of the Commonhold and Leasehold Reform Act 2002 (right to manage).

(4) “Resident management company” means a body corporate which is party to a lease of a building where—

- (a) the body corporate is limited by guarantee and the members of that body are tenants under leases of dwellings in the building (“leaseholders”), or
- (b) the majority of the shares of the body corporate are held by leaseholders.”

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*Changes to legislation: There are currently no known outstanding effects for the  
Leasehold and Freehold Reform Act 2024, Section 117. (See end of Document for details)*

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- (4) The amendments made by this section do not apply in relation to legal or other professional services provided before this section comes into force.

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**Commencement Information**

**II** S. 117 in force at 24.7.2024, see s. 124(2)(b)

**Changes to legislation:**

There are currently no known outstanding effects for the Leasehold and Freehold Reform Act 2024, Section 117.