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## STATUTORY INSTRUMENTS

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# 2022 No. 1403

## The Non-Domestic Rating (Chargeable Amounts) (England) Regulations 2022

### PART 3

#### Miscellaneous

##### **Certificates: general**

**23.**—(1) The appropriate valuation officer (“the AVO”) must certify the rateable values which fall to be certified by the AVO under these Regulations as soon as practicable after the circumstances calling for the certification come to the AVO’s attention (whether by virtue of an application by the billing authority, the Secretary of State, the ratepayer or otherwise).

(2) Where, whether by reason of a decision of the Valuation Tribunal for England or otherwise, the AVO forms the opinion that a certificate under these Regulations (other than such a certificate which has been confirmed on appeal) is inaccurate, the AVO must certify the rateable value which in the AVO’s opinion should be substituted for the rateable value originally certified.

(3) A certificate under paragraph (2) has effect in place of the previous certificate, and any appeal against the previous certificate under regulation 24 is taken to be withdrawn.

(4) The AVO must—

- (a) notify the billing authority or, so far as it relates to a liability under section 54 of the Act, the Secretary of State of the effect of the certificate; and
- (b) send a copy of the certificate to the ratepayer.

(5) The copy of a certificate sent to a ratepayer under paragraph (4) may be sent to—

- (a) the ratepayer’s last known address; or
- (b) the address of the hereditament.

(6) The copy of a certificate sent to a ratepayer under paragraph (4) must be accompanied by—

- (a) a statement of the effect of regulation 24, and
- (b) for a value certified under paragraph (2), a statement of the effect of paragraph (3).

(7) A certificate issued under these Regulations—

- (a) must be retained by the AVO who issued it; and
- (b) may be inspected by any person at any reasonable time.

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##### **Commencement Information**

**II** Reg. 23 in force at 23.12.2022, see [reg. 2\(2\)](#)

**Changes to legislation:**

The Non-Domestic Rating (Chargeable Amounts) (England) Regulations 2022, Section 23 is up to date with all changes known to be in force on or before 21 March 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.

[View outstanding changes](#)

**Changes and effects yet to be applied to the whole Instrument associated Parts and Chapters:**

Whole provisions yet to be inserted into this Instrument (including any effects on those provisions):

- [reg. 3\(3\)\(4\)](#) inserted by [S.I. 2023/1357 reg. 8](#)