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WELSH STATUTORY INSTRUMENTS

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**2007 No. 3160**

**The Service Charges (Summary of Rights and Obligations,  
and Transitional Provisions) (Wales) Regulations 2007**

**Application**

2.—(1) Subject to regulation 4, these Regulations apply where, on or after 30 November 2007, a demand for payment of a service charge<sup>(1)</sup> is served in relation to a dwelling<sup>(2)</sup>.

(2) Subject to sub-paragraph (3) these Regulations apply to dwellings in Wales which are subject to a lease<sup>(3)</sup>.

(3) These Regulations do not apply where—

- (a) the lease is not a long lease within section 26 of the Landlord and Tenant Act 1985; and
- (b) the landlord is a local authority or a National Park Authority.

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(1) For the meaning of “service charge”, see section 18 of the Landlord and Tenant Act 1985 (c. 70). Section 18 was amended by section 41 of the Landlord and Tenant Act 1987 (c. 31) and section 150 of the Commonhold and Leasehold Reform Act 2002.

(2) For the meaning of “dwelling”, see, section 38 of the Landlord and Tenant Act 1985.

(3) For the meaning of “lease”, see section 36 of the Landlord and Tenant Act 1985.