

**Changes to legislation:** Land Registration etc. (Scotland) Act 2012, Cross Heading: Shared leases is up to date with all changes known to be in force on or before 13 April 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) View outstanding changes

## SCHEDULE 1 REGISTERED LEASES TENANTED IN COMMON

### *Shared leases*

- 1 This schedule applies where—
- (a) an area of land—
    - (i) is tenanted in common by the tenants of two or more registered leases by virtue of their tenancy under those leases,
    - (ii) is not tenanted in common by anyone else,
  - (b) those registered leases have lease title sheets.

#### Commencement Information

**I1** Sch. 1 para. 1 in force at 8.12.2014 by S.S.I. 2014/127, art. 2

- 2 The Keeper may, if the Keeper considers it appropriate—
- (a) where the area tenanted in common does not have a lease title sheet, make up such a title sheet and designate it as a “shared lease title sheet”,
  - (b) where that area is the subjects of a registered lease, make up (if necessary) a lease title sheet and designate it as a shared lease title sheet.

#### Commencement Information

**I2** Sch. 1 para. 2 in force at 8.12.2014 by S.S.I. 2014/127, art. 2

- 3 In the following provisions of this schedule—
- (a) references to a “shared lease” are to a lease the title sheet of which is designated under paragraph 2,
  - (b) references to the “sharing leases” are to the other leases the tenants of which are tenants in common of the shared lease.

#### Commencement Information

**I3** Sch. 1 para. 3 in force at 8.12.2014 by S.S.I. 2014/127, art. 2

- 4 Unless the context otherwise requires, any reference in a document to a sharing lease is to be taken to include a reference to the share in the shared lease which pertains to the sharing lease.

#### Commencement Information

**I4** Sch. 1 para. 4 in force at 8.12.2014 by S.S.I. 2014/127, art. 2

- 5 Registration has the same effect in relation to a share in a shared lease which pertains to a sharing lease as it has in relation to the sharing lease (except in so far as may otherwise be provided in the deed registered).

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#### **Commencement Information**

**I5** [Sch. 1 para. 5](#) in force at 8.12.2014 by [S.S.I. 2014/127](#), [art. 2](#)

**Changes to legislation:**

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

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

- s. 48A48B and cross-heading inserted by [2016 asp 18 s. 43\(2\)](#)
- s. 116(3)(ba)(bb) inserted by [2016 asp 18 s. 43\(3\)](#)