

**Changes to legislation:** Land Registration etc. (Scotland) Act 2012, SCHEDULE 2 is up to date with all changes known to be in force on or before 10 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 2

(introduced by section 52(3))

### AMENDMENT OF REGISTRATION OF LEASES (SCOTLAND) ACT 1857

1 The Registration of Leases (Scotland) Act 1857 (c.26) is amended as follows.

#### Commencement Information

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

2 In section 1 (long leases, and assignments thereof, registrable in Register of Sasines)

- (a) before first “record” insert “ register in the Land Register of Scotland or as the case may be ”,
- (b) for second “record” to “thereof” substitute “ register or record assignments and translations of such leases ”,
- (c) the existing provisions as so amended become subsection (1),
- (d) after that subsection insert—

“(2) In subsection (1) above, the expression “lands and heritages in Scotland” is, without prejudice to its generality, to be construed as including the seabed of the territorial sea of the United Kingdom adjacent to Scotland.”.

#### Commencement Information

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

3 In the title of section 1 as so amended, for “registerable” substitute “ registrable in Land Register of Scotland or Register of Sasines ”.

#### Commencement Information

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

4 In section 2 (recorded leases effectual against singular successors in the lands let)—

- (a) after “duly” insert “ registered or ”,
- (b) in the proviso, after first “of” insert “ , and subject to section 20C of, ”.

#### Commencement Information

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

5 In the title of section 2 as so amended, for “Recorded” substitute “ Registered and recorded ”.

#### Commencement Information

**I5** Sch. 2 para. 5 in force at 8.12.2014 by S.S.I. 2014/127, art. 2

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- 6 In section 3 (assignments of recorded leases)—
- (a) in subsection (1)—
    - (i) after first “been” insert “ registered or ”,
    - (ii) before second “recorded” insert “ registered or ”,
    - (iii) after “Schedule” insert “ (ZA.) or, as the case may be, ”,
    - (iv) before “recording” insert “ registering or ”,
  - (b) in subsection (2)—
    - (i) repeal “recording of such assignment or the”,
    - (ii) after first “interest” insert “ or the registration of such assignment under the Land Registration etc. (Scotland) Act 2012 (asp 5) or the recording of such assignment ”,
    - (iii) for “and it” to the end substitute “ and, as the case may be, the grantee's interest or the lease had been so registered or the lease had been duly recorded. ”,
  - (c) in subsection (2C), repeal—
    - (i) “, notwithstanding section 3(4) of the Land Registration (Scotland) Act 1979 (c.33) (creation of real right or obligation on date of registration etc.)”,
    - (ii) “of an interest in land under”.

**Commencement Information**

**I6** [Sch. 2 para. 6](#) in force at 8.12.2014 by [S.S.I. 2014/127](#), [art. 2](#)

- 7 In the title of section 3 as so amended, before “recorded” insert “ registered or ”.

**Commencement Information**

**I7** [Sch. 2 para. 7](#) in force at 8.12.2014 by [S.S.I. 2014/127](#), [art. 2](#)

- 8 In section 10 (adjudgers to complete right by recording abbreviate)—
- (a) after first “lease” insert “ registered or recorded ”,
  - (b) before “recording” insert “ registering or ”,
  - (c) before second “recorded” insert “ registered or ”.

**Commencement Information**

**I8** [Sch. 2 para. 8](#) in force at 8.12.2014 by [S.S.I. 2014/127](#), [art. 2](#)

- 9 In section 12 (preferences regulated by date of recording transfer)—
- (a) after first “assignments” insert “ of any such lease registered or recorded as aforesaid ”,
  - (b) before second “recorded” insert “ registered or ”,
  - (c) before “recording” insert “ registering or ”.

**Commencement Information**

**I9** [Sch. 2 para. 9](#) in force at 8.12.2014 by [S.S.I. 2014/127](#), [art. 2](#)

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10 In the title of section 12 as so amended, before “recording” insert “registering or”.

**Commencement Information**

**I10** Sch. 2 para. 10 in force at 8.12.2014 by S.S.I. 2014/127, art. 2

11 In section 13 (renunciations and discharges to be recorded)—

- (a) after first “aforesaid” insert “registered or”,
- (b) for “(G.)” substitute “(ZG.) (or (G.))”,
- (c) after “duly” insert “register or”.

**Commencement Information**

**I11** Sch. 2 para. 11 in force at 8.12.2014 by S.S.I. 2014/127, art. 2

12 In the title of section 13 as so amended, before “recorded” insert “registered or”.

**Commencement Information**

**I12** Sch. 2 para. 12 in force at 8.12.2014 by S.S.I. 2014/127, art. 2

13 In section 14 (entry of decree of reduction)—

- (a) after “renunciation” insert “registered or as the case may be”,
- (b) after “duly” insert “register or”.

**Commencement Information**

**I13** Sch. 2 para. 13 in force at 8.12.2014 by S.S.I. 2014/127, art. 2

14 In section 15 (mode of registering etc.)—

- (a) the existing provisions become subsection (1),
- (b) after that subsection insert—

“(2) References in subsection (1) above to registration are not to be construed as including references to registration in the Land Register of Scotland.”.

**Commencement Information**

**I14** Sch. 2 para. 14 in force at 8.12.2014 by S.S.I. 2014/127, art. 2

15 In section 16 (registration equivalent to possession), after subsection (2) insert—

“(3) References in subsections (1) and (2) above to registration are not to be construed as including references to registration in the Land Register of Scotland.”.

**Commencement Information**

**I15** Sch. 2 para. 15 in force at 8.12.2014 by S.S.I. 2014/127, art. 2

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16 After section 20B (as inserted by section 52) insert—

**“20C Disapplication of Leases Act 1449**

The Leases Act 1449 (c.6) does not apply to a lease registrable under this Act and granted on or after the date on which—

- (a) the land to which the lease relates, or any part of that land, became land within an operational area (that is to say within an area in respect of which the provisions of the Land Registration (Scotland) Act 1979 (c.33) had come into operation), or
- (b) section 52 of the Land Registration etc. (Scotland) Act 2012 (asp 5) (amendment of Registration of Leases (Scotland) Act 1857 (c.26)) comes into force.

**20D Long fishing leases**

This Act applies to a contract within the meaning of section 66 of the Salmon and Freshwater Fisheries (Consolidation) (Scotland) Act 2003 (asp 15) (application of Leases Act 1449) as it does to a lease described in section 1 of this Act provided that the contract in question—

- (a) is for a period exceeding 20 years, or
- (b) includes an obligation such as is described in section 17 of this Act.

**20E The expression “the register”**

Except where the context otherwise requires, in this Act—

- (a) the expression “the register” is to be construed as including a reference to the Land Register of Scotland, and
- (b) analogous expressions are to be construed accordingly.”.

**Commencement Information**

**I16** [Sch. 2 para. 16](#) in force at 8.12.2014 by [S.S.I. 2014/127](#), [art. 2](#)

17 Before schedule (A.) insert—

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“SCHEDULE (Z.A.)  
FORM OF ASSIGNATION OF LEASE REGISTERED  
IN THE LAND REGISTER OF SCOTLAND

I, *A.B.*, [*designation*] in consideration of the sum now paid to me, [*or otherwise, as the case may be,*] assign to *C.D.* [*designation*] a lease registered in the Land Register of Scotland under title number [*number*] [but (*where the lease is assigned in part only*) in so far only as regards the following portion of the subjects leased; viz. (*specify particularly the portion*),] with entry as at (*term of entry*). And [*where sub-lease*] I assign the rents from [*term*]; and I grant warrandice; and I bind myself to free and relieve the said *C.D.* of all rents and burdens due to the landlord or others at and prior to the term of entry in respect of said lease; and I consent to registration for preservation and execution.

[*Testing clause.* †]

†Note.—In the case of a traditional document, subscription of it by the granter will be sufficient for the document to be formally valid, but witnessing of it may be necessary or desirable for other purposes: see the Requirements of Writing (Scotland) Act 1995 (c.7) (which also makes provision as regards the authentication of an electronic document).

**Commencement Information**

I17 Sch. 2 para. 17 in force at 8.12.2014 by S.S.I. 2014/127, art. 2

- 18 In each of schedules (A.) (form of assignation of lease), (G.) (renunciation of lease) and (H.) (form of discharge of bond and assignation in security), in the note relating to subscription of the document in question—
- (a) for “Subscription of the document by the granter of it” substitute “ In the case of a traditional document, subscription of it by the granter ”,
  - (b) after “1995” insert “ , which also makes provision as regards the authentication of an electronic document ”.

**Commencement Information**

I18 Sch. 2 para. 18 in force at 8.12.2014 by S.S.I. 2014/127, art. 2

- 19 In the title of schedule (A.), at the end insert “ recorded in Register of Sasines ”.

**Commencement Information**

I19 Sch. 2 para. 19 in force at 8.12.2014 by S.S.I. 2014/127, art. 2

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- 20 Schedule (B.) (form of bond and assignation in security) and the note to that schedule are repealed.

**Commencement Information**

**I20** [Sch. 2 para. 20](#) in force at 8.12.2014 by [S.S.I. 2014/127, art. 2](#)

- 21 Schedule (D.) (form of translation of assignation in security) and the note to that schedule are repealed.

**Commencement Information**

**I21** [Sch. 2 para. 21](#) in force at 8.12.2014 by [S.S.I. 2014/127, art. 2](#)

- 22 Before schedule (G.) insert—

“SCHEDULE (ZG.)  
 RENUNCIATION OF LEASE REGISTERED  
 IN THE LAND REGISTER OF SCOTLAND

I, *A.B.* [*designation*] renounce as from the term of [*term*] in favour of *C.D.* [*or as the case may be*] a lease granted by the said *C.D.* [*or as the case may be*] and registered in the Land Register of Scotland under title number [*number*].

[*Testing clause.* †]

†Note.—In the case of a traditional document, subscription of it by the granter will be sufficient for the document to be formally valid, but witnessing of it may be necessary or desirable for other purposes: see the Requirements of Writing (Scotland) Act 1995 (c.7) (which also makes provision as regards the authentication of an electronic document).

**Commencement Information**

**I22** [Sch. 2 para. 22](#) in force at 8.12.2014 by [S.S.I. 2014/127, art. 2](#)

- 23 In the title of schedule (G.), at the end insert “ recorded in the Register of Sasines ”.

**Commencement Information**

**I23** [Sch. 2 para. 23](#) in force at 8.12.2014 by [S.S.I. 2014/127, art. 2](#)

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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\(3\)](#)