



Long Leases (Scotland) Act 2012

2012 asp 9

PART 4

COMPENSATION FOR LOSS OF LANDLORD'S RIGHTS

Compensatory payment

45 Requiring compensatory payment

- (1) This section applies where, on the appointed day, the rights of a landlord under a lease are extinguished by virtue of Part 1.
- (2) The former landlord under such a lease may serve on the former tenant a notice in the prescribed form requiring that a compensatory payment be made to the former landlord by the former tenant.
- (3) The compensatory payment must be—
 - (a) calculated in accordance with section 47, and
 - (b) specified in the notice.
- (4) A notice served under subsection (2) must be—
 - (a) served before the expiry of the period of 2 years beginning with the appointed day, and
 - (b) accompanied by a copy of the prescribed explanatory note.
- (5) Where the compensatory payment required is equal to or greater than £50, the former landlord must, together with the notice served under subsection (2), serve on the former tenant an instalment document.
- (6) This section is subject to section 56.
- (7) In this Act—
 - “compensatory payment” means a payment of the kind mentioned in subsection (2),
 - “instalment document” is to be construed in accordance with section 57(2).