



2001 CHAPTER 10

Tenancies to which this Act applies

3.—(1) This Act applies to all tenancies, other than—

- (a) a regulated tenancy within the meaning of the [Rent \(Northern Ireland\) Order 1978 \(NI 20\)](#);
- (b) a restricted tenancy within the meaning of that Order;
- (c) a tenancy under a lease granted for a term of more than 50 years;
- (d) a tenancy under a lease under which the rent payable is—
 - (i) a yearly amount of less than £1; or
 - (ii) a peppercorn or other rent having no money value.

(2) Section 4 of the Occupiers' Liability Act (Northern Ireland) 1957 ([c. 25](#)) shall cease to apply to tenancies to which this Act applies; and accordingly at the end of that section there shall be added—

“(8) Nothing in this section applies to a tenancy to which the Defective Premises (Landlord’s Liability) Act (Northern Ireland) 2001 applies.”.

(3) Any term of an agreement which purports to exclude or restrict, or has the effect of excluding or restricting, the operation of any provision of this Act or of any liability arising by virtue of this Act shall be void.