



# Rent Act 1977

## 1977 CHAPTER 42

### PART IV

#### REGISTRATION OF RENTS UNDER REGULATED TENANCIES

##### *New basis for administration of rent officer service*

#### **71 Amount to be registered as rent.**

- (1) The amount to be registered as the rent of any dwelling-house shall include any sums payable by the tenant to the landlord [<sup>F1</sup>in respect of council tax or]for the use of furniture or for services, whether or not those sums are separate from the sums payable for the occupation of the dwelling-house or are payable under separate agreements.
- (2) Where any rates in respect of a dwelling-house are borne by the landlord or a superior landlord, the amount to be registered under this Part of this Act as the rent of the dwelling-house shall be the same as if the rates were not so borne; but the fact that they are so borne shall be noted on the register.
- (3) Where subsection (2) above applies, the amount of the rates for any rental period, ascertained in accordance with Schedule 5 to this Act—
  - (a) shall, subject to paragraphs 1(4) and 4(3) of Schedule 9 to this Act, be added to the limit imposed by section 44(1) of this Act . . . <sup>F2</sup>; and
  - (b) if the rental period is a statutory period, as defined in section 61 of this Act, shall be recoverable, without service of any notice of increase, in addition to the sums recoverable from the tenant apart from this subsection.
- (4) Where, under a regulated tenancy, the sums payable by the tenant to the landlord include any sums varying according to the cost from time to time of—
  - (a) any services provided by the landlord or a superior landlord, or
  - (b) any works of maintenance or repair carried out by the landlord or a superior landlord,

the amount to be registered under this Part of this Act as rent may, if the rent officer is satisfied or, as the case may be, the [<sup>F3</sup>appropriate tribunal] are satisfied, that the terms

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*Changes to legislation: There are currently no known outstanding effects  
for the Rent Act 1977, Section 71. (See end of Document for details)*

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as to the variation are reasonable, be entered as an amount variable in accordance with those terms.

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**Textual Amendments**

- F1** Words in s. 71(1) inserted (1.4.1993) by S.I. 1993/651, art. 2(1), **Sch. 1 para. 7**
- F2** Words repealed by S.I. 1987/264, arts. 2(3), 3, Sch. 1 para. 4, **Sch. 2**
- F3** Words in s. 71(4) substituted (1.7.2013) by The Transfer of Tribunal Functions Order 2013 (S.I. 2013/1036), art. 1, **Sch. 1 para. 15** (with Sch. 3)

**Changes to legislation:**

There are currently no known outstanding effects for the Rent Act 1977, Section 71.