



# Landlord and Tenant Act 1985

## CHAPTER 70

### LANDLORD AND TENANT ACT 1985

#### *Information to be given to tenant*

- 1 Disclosure of landlord's identity.
- 2 Disclosure of directors, &c. of corporate landlord.
- 3 Duty to inform tenant of assignment of landlord's interest.
- 3A Duty to inform tenant of possible right to acquire landlord's interest.

#### *Provision of rent books*

- 4 Provision of rent books.
- 5 Information to be contained in rent books.
- 6 Information to be supplied by companies.
- 7 Offences.

#### *Implied terms as to fitness for human habitation*

- 8 Implied terms as to fitness for human habitation: Wales.
- 9 Application of s. 8 to certain houses occupied by agricultural workers.
- 9A Fitness for human habitation of dwellings in England
- 9B Leases to which section 9A applies
- 9C Application of section 9A to certain dwellings occupied by agricultural workers
- 10 Fitness for human habitation.

#### *Implied term as to remedying of hazards*

- 10A Remedying of hazards occurring in dwellings let on relevant social housing leases
- 10B Regulations section 10A: supplementary provision

*Changes to legislation: Landlord and Tenant Act 1985 is up to date with all changes known to be in force on or before 15 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*

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### *Repairing obligations*

- 11 Repairing obligations in short leases.
- 12 Restriction on contracting out of s. 11.
- 13 Leases to which s. 11 applies: general rule.
- 14 Leases to which s. 11 applies: exceptions.
- 15 Jurisdiction of county court.
- 16 Meaning of “lease” and related expressions.
- 17 Specific performance of landlord’s repairing obligations.

### *Service charges*

- 18 Meaning of “service charge” and “relevant costs”.
- 19 Limitation of service charges: reasonableness.
- 20 Limitation of service charges: consultation requirements
- 20ZA Consultation requirements: supplementary
- 20A Limitation of service charges: grant-aided works.
- 20B Limitation of service charges: time limit on making demands.
- 20C Limitation of service charges: costs of proceedings.
- 20D Limitation of service charges: remediation works
- 20E Regulations under section 20D
- 20F Limitation of service charges: excluded costs for higher-risk buildings
- 21 Service charge information
- 21A Withholding of service charges
- 21B Notice to accompany demands for service charges
- 22 Request to inspect supporting accounts &c.
- 23 Request relating to information held by superior landlord.
- 23A Effect of change of landlord
- 24 Effect of assignment on request.
- 25 Failure to comply with s. 21, 22 or 23 an offence.
- 26 Exception: tenants of certain public authorities.
- 27 Exception: rent registered and not entered as variable.
- 27A Liability to pay service charges: jurisdiction
- 28 Meaning of “qualified accountant”.
- 29 Meaning of “recognised tenants’ association”.
- 29A Tenants’ associations: power to request information about tenants
- 30 Meaning of “landlord”, “tenant” etc.

### *Insurance*

- 30A Rights of tenants with respect to insurance.

### *Managing agents*

- 30B Recognised tenants’ associations to be consulted about managing agents.

### *Higher-risk buildings in England*

- 30C Implied terms relating to building safety
- 30D Liability for building safety costs
- 30E Liability for remuneration of building safety director of resident management company etc
- 30F Restrictions on contracting out of sections 30C to 30E
- 30G Jurisdiction of county court

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- 30H Specific performance of implied terms
- 30I Interpretation of building safety provisions

*Miscellaneous*

- 31 Reserve power to limit rents.

*Supplementary provisions*

- 31A Jurisdiction of leasehold valuation tribunal.
- 31B Leasehold valuation tribunal: applications and fees.
- 31C Transfer of cases from county court.
- 32 Provisions not applying to tenancies within Part II of the Landlord and Tenant Act 1954.
- 33 Liability of directors, &c. for offences by body corporate.
- 34 Power of local housing authority to prosecute.
- 35 Application to Isles of Scilly.
- 36 Meaning of “lease” and “tenancy” and related expressions.
- 37 Meaning of “statutory tenant” and related expressions.
- 38 Minor definitions.
- 39 Index of defined expressions.

*Final provisions*

- 40 Short title, commencement and extent.

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SCHEDULE — RIGHTS OF TENANTS WITH RESPECT TO INSURANCE

*Construction*

- 1 In this Schedule— “ landlord ”, in relation to a...

*Request for summary of insurance cover*

2

*Request to inspect insurance policy etc.*

3

*Request relating to insurance effected by superior landlord*

4

- 4A Effect of change of landlord

*Effect of assignment on request*

5

*Failure to comply with paragraph 2, 3 or 4 an offence*

6

*Tenant’s right to notify insurers of possible claim*

- 7 (1) This paragraph applies to any dwelling in respect of...

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*Right to challenge landlord's choice of insurers*

8

*Exception for tenants of certain public authorities*

9

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**Changes and effects yet to be applied to :**

- s. 13(1B) words inserted by [2016 c. 22 Sch. 7 para. 18\(3\)\(b\)](#)
- s. 13(1B) words substituted by [2016 c. 22 Sch. 7 para. 18\(3\)\(a\)](#)
- s. 22 substituted by [2002 c. 15 s. 154](#)
- s. 23 substituted by [2002 c. 15 Sch. 10 para. 1](#)
- s. 23A inserted by [2002 c. 15 Sch. 10 para. 2](#)
- s. 24 substituted by [2002 c. 15 Sch. 10 para. 3](#)
- s. 25(1) words substituted by [2002 c. 15 Sch. 10 para. 4](#)
- s. 26(1) words inserted by [2014 anaw 7 s. 129](#)
- s. 26(1) words substituted by [2002 c. 15 Sch. 10 para. 5](#)
- s. 27 words substituted by [2002 c. 15 Sch. 10 para. 5](#)
- s. 28(1) words substituted by [2002 c. 15 Sch. 10 para. 6\(2\)](#)
- s. 28(4)(d) words substituted by [2002 c. 15 Sch. 10 para. 6\(3\)](#)
- s. 28(5A) words substituted by [2002 c. 15 Sch. 10 para. 6\(4\)\(a\)](#)
- s. 28(5A) words substituted by [2002 c. 15 Sch. 10 para. 6\(4\)\(b\)](#)
- s. 28(6) words inserted by [2002 c. 15 Sch. 10 para. 6\(5\)](#)
- s. 39 words substituted by [2002 c. 15 Sch. 10 para. 7](#)

**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. 13(1AB) inserted by [2016 c. 22 Sch. 7 para. 18\(2\)](#)