



# Landlord and Tenant Act 1985

## 1985 CHAPTER 70

### *Service charges*

#### [<sup>F1</sup>20B Limitation of service charges: time limit on making demands.

- (1) If any of the relevant costs taken into account in determining the amount of any service charge were incurred more than 18 months before a demand for payment of the service charge is served on the tenant, then (subject to subsection (2) ), the tenant shall not be liable to pay so much of the service charge as reflects the costs so incurred.
- (2) Subsection (1) shall not apply if, within the period of 18 months beginning with the date when the relevant costs in question were incurred, the tenant was notified in writing that those costs had been incurred and that he would subsequently be required under the terms of his lease to contribute to them by the payment of a service charge.]

#### Textual Amendments

- F1** Ss. 20B, 20C inserted by [Landlord and Tenant Act 1987 \(c. 31, SIF 75:1\)](#), s. 41, [Sch. 2 para. 4](#)

#### Modifications etc. (not altering text)

- C1** S. 20B amended by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. 79(12)
- C2** Ss. 18-30 modified (30.9.2003 for E. and 30.3.2004 for W.) by [2002 c. 15, ss. 102, 181\(1\), Sch. 7 para. 4](#); [S.I. 2003/1986, art. 2\(a\)](#); [S.I. 2004/669, art. 2\(a\)](#)  
Ss. 18-30B extended (30.9.2003 and 28.2.2005 for E. for certain purposes and otherwise prosp. and 30.3.2004 and 31.5.2005 for W. for certain purposes and otherwise prosp.) by [2002 c. 15, ss. 172, 181\(1\)](#); [S.I. 2003/1986, art. 2\(c\)\(ii\)](#) (subject to [Sch. 2](#)); [S.I. 2004/669, art. 2\(c\)\(ii\)](#) (subject to [Sch. 2](#)); [S.I. 2004/3056, art. 3\(h\)](#) (subject to [art. 4](#) (as amended by [S.I. 2005/193, art. 2](#))); [S.I. 2005/1353, art. 2\(h\)](#) (subject to [art. 3](#))
- C3** Ss. 18-30 modified (1.4.1995) by [S.I. 1995/401, art. 18, Sch. para. 10\(b\)](#)  
Ss. 18-30 extended (5.7.1994) by [1994 c. 19, ss. 39, 66\(2\)\(b\), Sch. 13 para. 23\(b\)](#) (with [ss. 54\(5\)\(7\), 55\(5\), Sch. 17 paras. 22\(1\), 23\(2\)](#))
- C4** S. 20B(2) modified by [S.I. 1988/1283, art. 2, Sch. para. 6](#)

**Changes to legislation:**

Landlord and Tenant Act 1985, Section 20B is up to date with all changes known to be in force on or before 09 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.

[View outstanding changes](#)

**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\(2\)](#)