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**Changes to legislation:** Leasehold Reform, Housing and Urban Development Act 1993, Paragraph 4 is up to date with all changes known to be in force on or before 25 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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## SCHEDULES

### SCHEDULE 13

#### PREMIUM AND OTHER AMOUNTS PAYABLE BY TENANT ON GRANT OF NEW LEASE

##### Commencement Information

**II** Sch. 13 wholly in force at 1.11.1993 see s. 188(2) and S.I. 1993/2134, art. 5

#### PART II

#### PREMIUM PAYABLE IN RESPECT OF GRANT OF NEW LEASE

##### *Landlord's share of marriage value*

- 4 (1) The marriage value is the amount referred to in sub-paragraph (2), and the landlord's share of the marriage value is [<sup>F1</sup>50 per cent. of that amount].
- (2) [<sup>F2</sup>Subject to sub-paragraph (2A),] the marriage value is the difference between the following amounts, namely—
- (a) the aggregate of—
    - (i) the value of the interest of the tenant under his existing lease,
    - (ii) the value of the landlord's interest in the tenant's flat prior to the grant of the new lease, and
    - (iii) the values prior to the grant of that lease of all intermediate leasehold interests (if any); and
  - (b) the aggregate of—
    - (i) the value of the interest to be held by the tenant under the new lease,
    - (ii) the value of the landlord's interest in the tenant's flat once the new lease is granted, and
    - (iii) the values of all intermediate leasehold interests (if any) once that lease is granted.
- [<sup>F3</sup>(2A) Where at the relevant date the unexpired term of the tenant's existing lease exceeds eighty years, the marriage value shall be taken to be nil.]
- (3) For the purposes of sub-paragraph (2)—
- [<sup>F4</sup>(a) the value of the interest of the tenant under his existing lease shall be determined in accordance with paragraph 4A;
  - (aa) the value of the interest to be held by the tenant under the new lease shall be determined in accordance with paragraph 4B;]

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- (b) the value of any such interest of the landlord as is mentioned in paragraph (a) or paragraph (b) of [<sup>F5</sup>sub-paragraph (2)] is the amount determined for the purposes of paragraph 3(1)(a) or paragraph 3(1)(b) (as the case may be); and
- (c) the value of any intermediate leasehold interest shall be determined in accordance with paragraph 8, and shall be so determined as at [<sup>F6</sup>the relevant date].

#### Textual Amendments

- F1** Words in Sch. 13 para. 4(1) substituted (26.7.2002 for E. and 1.1.2003 for W.) by [Commonhold and Leasehold Reform Act 2002 \(c. 15\), s. 135](#); S.I. 2002/1912, [art. 2\(b\)\(i\)](#) (subject to Sch. 2); S.I. 2002/3012, [art. 2\(b\)\(i\)](#) (subject to Sch. 2)
- F2** Words in Sch. 13 para. 4(2) substituted (26.7.2002 for E. and 1.1.2003 for W.) by [Commonhold and Leasehold Reform Act 2002 \(c. 15\), s. 136\(2\)](#); S.I. 2002/1912, [art. 2\(b\)\(i\)](#) (subject to Sch. 2); S.I. 2002/3012, [art. 2\(b\)\(i\)](#) (subject to Sch. 2)
- F3** Sch. 13 para. 4(2A) inserted (26.7.2002 for E. and 1.1.2003 for W.) by [Commonhold and Leasehold Reform Act 2002 \(c. 15\), s. 136\(3\)](#); S.I. 2002/1912, [art. 2\(b\)\(i\)](#) (subject to Sch. 2); S.I. 2002/3012, [art. 2\(b\)\(i\)](#) (subject to Sch. 2)
- F4** Sch. 13 para. 4(3)(a)(aa) substituted (24.7.1996) for para. 4(3)(a) by 1996 c. 52, [ss. 110\(3\)\(5\)](#), 232(1)
- F5** Words in Sch. 13 para. 4(3)(b) substituted (24.7.1996) by 1996 c. 52, [ss. 110\(3\)\(5\)](#), 232(1)
- F6** Words in Sch. 13 para. 4 substituted (26.7.2002 for E. and 1.1.2003 for W.) by [Commonhold and Leasehold Reform Act 2002 \(c. 15\), s. 134](#); S.I. 2002/1912, [art. 2\(b\)\(i\)](#) (subject to Sch. 2); S.I. 2002/3012, [art. 2\(b\)\(i\)](#) (subject to Sch. 2)

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**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. 12A and cross-heading inserted by 2002 c. 15 s. 123(1)
- s. 12A(3)(a)(b) words substituted by S.I. 2009/1941 Sch. 1 para. 140(5)
- s. 12A(4)(a) words substituted by S.I. 2009/1941 Sch. 1 para. 140(5)
- s. 12A(4)(c) words substituted by S.I. 2009/1941 Sch. 1 para. 140(5)
- s. 13(2ZA) inserted by 2002 c. 15 s. 121(3)
- s. 13(2ZB) inserted by 2002 c. 15 s. 123(2)
- s. 13(5A) inserted by 2002 c. 15 Sch. 8 para. 6(3)
- s. 29(4A) inserted by 2002 c. 15 Sch. 8 para. 18(2)
- s. 29(4A) words added by S.I. 2003/2096 Sch. para. 20(b)
- s. 29(4A)(a) words omitted by S.I. 2003/2096 Sch. para. 20(a)
- s. 29(4A)(d) words substituted by S.I. 2009/1941 Sch. 1 para. 140(6)
- s. 70(15) inserted by 2023 asc 3 Sch. 13 para. 166(b)
- s. 78(5A)-(5C) inserted by 2008 c. 17 Sch. 12 para. 15(3)
- s. 78(7) inserted by 2008 c. 17 Sch. 12 para. 15(4)
- s. 79(2)(2A) substituted for s. 79(2) by 2002 c. 15 Sch. 10 para. 16(3)
- s. 156(4) repealed by 2014 asp 14 sch. 2 para. 7
- Sch. 20 para. 5(1A) inserted by 2008 c. 29 Sch. 9 para. 5(2)