



Party Wall etc. Act 1996

1996 CHAPTER 40

Construction and repair of walls on line of junction

3 Party structure notices.

- (1) Before exercising any right conferred on him by section 2 a building owner shall serve on any adjoining owner a notice (in this Act referred to as a “party structure notice”) stating—
 - (a) the name and address of the building owner;
 - (b) the nature and particulars of the proposed work including, in cases where the building owner proposes to construct special foundations, plans, sections and details of construction of the special foundations together with reasonable particulars of the loads to be carried thereby; and
 - (c) the date on which the proposed work will begin.
- (2) A party structure notice shall—
 - (a) be served at least two months before the date on which the proposed work will begin;
 - (b) cease to have effect if the work to which it relates—
 - (i) has not begun within the period of twelve months beginning with the day on which the notice is served; and
 - (ii) is not prosecuted with due diligence.
- (3) Nothing in this section shall—
 - (a) prevent a building owner from exercising with the consent in writing of the adjoining owners and of the adjoining occupiers any right conferred on him by section 2; or
 - (b) require a building owner to serve any party structure notice before complying with any notice served under any statutory provisions relating to dangerous or neglected structures.

Changes to legislation: There are currently no known outstanding effects for the Party Wall etc. Act 1996, Section 3. (See end of Document for details)

Modifications etc. (not altering text)

- C1** S. 3 modified (23.2.2017) by [High Speed Rail \(London - West Midlands\) Act 2017 \(c. 7\)](#), s. 70(1), [Sch. 23 para. 4](#)
- C2** S. 3 modified (11.2.2021) by [High Speed Rail \(West Midlands - Crewe\) Act 2021 \(c. 2\)](#), s. 64(1), [Sch. 23 para. 4](#)

Changes to legislation:

There are currently no known outstanding effects for the Party Wall etc. Act 1996, Section 3.