



# Channel Tunnel Rail Link Act 1996

## 1996 CHAPTER 61

### PART I

#### THE CHANNEL TUNNEL RAIL LINK

##### *Miscellaneous and general*

#### **40 Application of landlord and tenant law.**

- (1) No enactment or rule of law regulating the rights and obligations of landlords and tenants shall apply in relation to the rights and obligations of the parties to a development agreement lease or a lease to which subsection (2) below applies—
  - (a) so as to exclude or in any respect modify any of the rights and obligations of those parties under the terms of the lease, whether with respect to the termination of the tenancy or any other matter,
  - (b) so as to confer or impose on either party any right or obligation arising out of or connected with anything done or omitted on or in relation to land which is the subject of the lease, in addition to any such right or obligation provided for by the terms of the lease, or
  - (c) so as to restrict the enforcement (whether by action for damages or otherwise) by either party to the lease of any obligation of the other party under the lease.
- (2) This subsection applies to a lease if it is granted by the Secretary of State and—
  - (a) it is one on the grant of which a development agreement, or an agreement connected with such an agreement, is conditional, or
  - (b) it contains a statement to the effect that it is granted for purposes connected with the construction or operation of the rail link.
- (3) In this section, “development agreement lease” means a lease granted by the Secretary of State in pursuance of a development agreement, or an agreement connected with such an agreement, and references to a development agreement lease include any provisions of a development agreement, or an agreement connected with such an agreement, providing for the grant of a lease of any land by the Secretary of State.

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*Changes to legislation: There are currently no known outstanding effects for the Channel Tunnel Rail Link Act 1996, Section 40. (See end of Document for details)*

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- (4) For the purposes of this section, an agreement is connected with a development agreement if the development agreement is expressed to be conditional upon it being entered into.
- (5) This section shall be deemed to have come into force on 4th July 1995.

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

**C1** [S. 40](#) applied (with modifications) (22.3.2001) by [S.I. 2001/1451](#), art. 15(1), [Sch. 3 para. 1\(a\)](#)

**Changes to legislation:**

There are currently no known outstanding effects for the Channel Tunnel Rail Link Act 1996, Section 40.