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**Changes to legislation:** Civil Partnership Act 2004, Cross Heading: Rent Act 1977 (c. 42) is up to date with all changes known to be in force on or before 20 March 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 8

#### HOUSING AND TENANCIES

##### *Rent Act 1977 (c. 42)*

- 13 (1) In Part 1 of Schedule 1 (statutory tenants by succession), amend paragraph 2 (succession by surviving spouse) as follows.
- (2) In sub-paragraph (1), after “surviving spouse” insert “, or surviving civil partner,”.
- (3) For sub-paragraph (2) substitute—
- “(2) For the purposes of this paragraph—
- (a) a person who was living with the original tenant as his or her wife or husband shall be treated as the spouse of the original tenant, and
- (b) a person who was living with the original tenant as if they were civil partners shall be treated as the civil partner of the original tenant.”
- (4) In sub-paragraph (3), for the words after “the county court” substitute “ shall for the purposes of this paragraph be treated (according to whether that one of them is of the opposite sex to, or of the same sex as, the original tenant) as the surviving spouse or the surviving civil partner. ”
- 14 In Schedule 15 (grounds for possession), in Case 9 in Part 1 (dwelling required as residence for landlord or member of his family), for “wife or husband” substitute “ spouse or civil partner ”.

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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. 102(8A) inserted by [2023 asp 3 s. 56\(2\)](#)
- s. 103(10) inserted by [2023 asp 3 s. 56\(5\)](#)
- s. 108(5) inserted by [2023 asp 3 s. 56\(8\)](#)
- s. 213(1A) inserted by [2013 c. 30 Sch. 2 para. 5\(2\)](#)