
Changes to legislation: Law of Property Act 1925, Part VIII is up to date with all changes known to be in force on or before 03 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

SCHEDULES

SECOND SCHEDULE

IMPLIED COVENANTS

PART VIII

COVENANTS IMPLIED IN A CONVEYANCE FOR VALUABLE CONSIDERATION,
OTHER THAN A MORTGAGE, OR PART OF LAND AFFECTED BY A RENTCHARGE,
SUBJECT TO A PART (NOT LEGALLY APPORTIONED) OF THAT RENTCHARGE

(i) That the grantees, or the persons deriving title under them, will at all times, from the date of the conveyance or other date therein stated, pay the apportioned rent and observe and perform all the covenants (other than the covenant to pay the entire rent) and conditions contained in the deed or other document creating the rentcharge, so far as the same relate to the land conveyed:

.....

Modifications etc. (not altering text)

C1 Sch. 2 Pt. 8(i) applied (with modifications) (13.10.2003) by [The Land Registration Rules 2003 \(S.I. 2003/1417\)](#), rules 1, **69(3)**

And also will at all times, from the date aforesaid, save harmless and keep indemnified the conveying parties and their respective estates and effects, from and against all proceedings, costs, claims and expenses on account of any omission to pay the said apportioned rent, or any breach of any of the said covenants and conditions, so far as the same relate as aforesaid.

(ii) That the conveying parties, or the persons deriving title under them, will at all times, from the date of the conveyance or other date therein stated, pay the balance of the rentcharge (after deducting the apportioned rent aforesaid, and any other rents similarly apportioned in respect of land not retained), and observe and perform all the covenants, other than the covenant to pay the entire rent, and conditions contained in the deed or other document creating the rentcharge, so far as the same relate to the land not included in the conveyance and remaining vested in the covenantors:

.....

Modifications etc. (not altering text)

C2 Sch. 2 Pt. 8(ii) applied (with modifications) (13.10.2003) by [The Land Registration Rules 2003 \(S.I. 2003/1417\)](#), rules 1, **69(2)**

And also will at all times, from the date aforesaid, save harmless and keep indemnified the grantees and their estates and effects, from and against all proceedings, costs, claims and expenses on account of any omission to pay the aforesaid balance of the rentcharge, or any breach of any of the said covenants and conditions so far as they relate as aforesaid.

Changes to legislation:

Law of Property Act 1925, Part VIII is up to date with all changes known to be in force on or before 03 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:

- Act applied by [2023 asc 3 s. 146\(5\)](#)

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 52(2)(dc)(dd) inserted by [2016 c. 22 Sch. 7 para. 1\(2\)](#)