



# Law of Property Act 1925

1925 CHAPTER 20 15 and 16 Geo 5

## PART V

### LEASES AND TENANCIES

#### **139 Effect of extinguishment of reversion.**

- (1) Where a reversion expectant on a lease of land is surrendered or merged, the estate or interest which as against the lessee for the time being confers the next vested right to the land, shall be deemed the reversion for the purpose of preserving the same incidents and obligations as would have affected the original reversion had there been no surrender or merger thereof.
- (2) This section applies to surrenders or mergers effected after the first day of October, eighteen hundred and forty-five.

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

- C1** S. 139 extended by [Housing Act 1985 \(c. 56, SIF 61\)](#), s. **151(2)**
- C2** S. 139(1) extended by [Reserve and Auxiliary Forces \(Protection of Civil Interests\) Act 1951 \(c. 65\)](#), s. **32(3)** and [Landlord and Tenant Act 1954 \(c. 56\)](#), s. **65(2)**

**Changes to legislation:**

Law of Property Act 1925, Section 139 is up to date with all changes known to be in force on or before 12 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.

[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\(2\)](#)