EXPLANATORY NOTES

LONG LEASES (SCOTLAND) ACT 2012

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SUMMARY AND BACKGROUND

OVERVIEW OF ACT

PART 1: CONVERSION OF LONG LEASE TO OWNERSHIP

Overview of Part 1 of the Act

Determination of "qualifying lease"

- Section 1: Meaning of "qualifying lease"
- Section 2: Further provision about annual rent
- Section 3: Only one lease is qualifying lease

Conversion of right of lease to ownership

Section 4: Conversion of right of lease to right of ownership

Consequences of conversion

- Section 5: Extinction of certain rights and obligations
- Section 6: Subordinate real rights, reservations and pertinents
- Section 7: Creation of servitudes on conversion
- Section 8: Conversion of reserved sporting rights
- Section 9: Further provision for section 8

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- Section 10: Qualifying conditions
- Section 11: Restriction on conversion of qualifying conditions

Meaning of "qualifying land"

Section 12: Meaning of "qualifying land"

Entitlement to enforce qualifying conditions

Section 13: Determination of who may enforce condition

Conversion of conditions to burdens

- Section 14: Conversion by nomination of benefited property
- Section 15: Conversion by nomination: registration
- Section 16: Conversion by nomination: effect
- Section 17: Conversion by agreement
- Section 18: Conversion by agreement: registration
- Section 19: Conversion by agreement: effect
- Section 20: Conversion by agreement: title not completed

Applications relating to section 14

- Section 21: Lands Tribunal order
- Section 22: Dealing with application under section 21

Personal real burdens

- Section 23: Conversion to personal pre-emption or redemption burden
- Section 24: Conversion to economic development burden
- Section 25: Conversion to health care burden
- Section 26: Conversion to climate change burden
- Section 27: Conversion to conservation burden: rule one
- Section 28: Conversion to conservation burden: rule two

Other real burdens

- Section 29: Conversion to facility or service burden
- Section 30: Conversion to manager burden
- Section 31: Conversion where common scheme affects related properties
- Section 32: Conversion where expressly enforceable by certain third parties

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Section 38: Cumulo rent and cumulo renewal premium

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Section 41: Partially continuing leases: allocation of rent

Allocation of renewal premium

Section 42: Allocation of *cumulo* renewal premium

Section 43: Partially continuing leases: allocation of renewal premium

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Section 44: Allocation disputed or not made: reference to Lands Tribunal

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Section 73: Extinction of right of irritancy in certain leases

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