These notes relate to the Long Leases (Scotland) Act 2012
(asp 9) which received Royal Assent on 7 August 2012

LONG LEASES (SCOTLAND) ACT 2012

EXPLANATORY NOTES

SUMMARY AND BACKGROUND

3. The Long Leases (Scotland) Act 2012 converts ultra-long leases into ownership. For the purposes of the Act, “ultra-long leases” are leases that were let for over 175 years and, for residential leases, have over 100 years left to run from the appointed day laid down in the Act and, for non-residential leases, have over 175 years left to run from the appointed day. Under the Act, compensatory and additional payments are payable by tenants to landlords. Some leasehold conditions are preserved and become real burdens in the title deeds. Landlords are also able to preserve sporting rights. The traditional name for a lease in Scotland is “tack”.


---

¹ Scottish Law Commission Report 204, on the Conversion of Long Leases, can be found on the Commission’s website at http://www.scotlawcom.gov.uk/download_file/view/251/
³ The Bill introduced in the Parliamentary session 2010/11 can be found on the Scottish Parliament’s website at http://www.scottish.parliament.uk/parliamentarybusiness/Bills/22395.aspx