



Land Reform (Scotland) Act 2016

2016 asp 18

PART 10 **S**

AGRICULTURAL HOLDINGS

CHAPTER 8 **S**

COMPENSATION FOR TENANT'S IMPROVEMENTS

Amnesty for tenant's improvements

112 **Amnesty for certain improvements by tenant **S****

- (1) This Chapter applies where, in respect of a relevant improvement—
 - (a) a tenant of an agricultural holding to which the 1991 Act applies intends to claim compensation under section 34 of that Act, or
 - (b) a tenant—
 - (i) under a short limited duration tenancy within the meaning of section 4 of the 2003 Act,
 - (ii) under a limited duration tenancy within the meaning of section 5 of that Act, or
 - (iii) under a modern limited duration tenancy within the meaning of section 5A of that Act,intends to claim compensation under section 45 of that Act.
- (2) A “relevant improvement” is a Part 1, Part 2 or Part 3 improvement completed before the beginning of the amnesty period.
- (3) In this Chapter the “amnesty period” means the period of 3 years [^{F1}and 6 months] beginning with the day on which this section comes into force.
- (4) A tenant may give notice of the relevant improvement to the landlord in accordance with section 114.
- (5) A tenant may not give such notice where—

Changes to legislation: *Land Reform (Scotland) Act 2016, Cross Heading: Amnesty for tenant's improvements is up to date with all changes known to be in force on or before 01 February 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*

- (a) in relation to a Part 1 improvement—
 - (i) the tenant carried out the improvement without the landlord's consent, or
 - (ii) the landlord gave consent, whether orally or in writing, and the tenant carried out the improvement in a manner substantially different to the manner consented to,
 - (b) in relation to a Part 2 improvement, the tenant had given notice under section 38(1) of the 1991 Act or, as the case may be, under section 49(1) of the 2003 Act and—
 - (i) the tenant carried out the improvement in a manner substantially different to the manner proposed in the notice,
 - (ii) the landlord objected to the improvement under section 39(1) of the 1991 Act or, as the case may be, under section 49(2) of the 2003 Act (as read with section 39(1) of the 1991 Act), or
 - (iii) the tenant carried out the improvement in breach of any decision of the Land Court under section 39(2) of the 1991 Act or, as the case may be, under section 49(2) of the 2003 Act (as read with section 39(2) of the 1991 Act),
 - (c) in relation to a Part 3 improvement, the tenant had given notice under section 34(8) of the 1991 Act and the tenant carried out the improvement in a manner substantially different to the manner proposed in the notice.
- (6) Nothing in this section affects the extent to which compensation for a relevant improvement is recoverable by a tenant under custom, agreement or otherwise by virtue of the 1991 Act or 2003 Act in lieu of any compensation by virtue of this Chapter.
- (7) In this section—
- (a) a “Part 1 improvement” means—
 - (i) an improvement specified in Part 1 of schedule 3 of the 1991 Act and begun before 31 July 1931,
 - (ii) an improvement specified in Part 1 of schedule 4 of the 1991 Act and begun on or after 31 July 1931 and before 1 November 1948, or
 - (iii) an improvement specified in Part 1 of schedule 5 of the 1991 Act, and begun on or after 1 November 1948,
 - (b) a “Part 2 improvement” means—
 - (i) an improvement specified in Part 2 of schedule 3 of the 1991 Act and begun before 31 July 1931,
 - (ii) an improvement specified in Part 2 of schedule 4 of the 1991 Act and begun on or after 31 July 1931 and before 1 November 1948, or
 - (iii) an improvement specified in Part 2 of schedule 5 of the 1991 Act and begun on or after 1 November 1948,
 - (c) a “Part 3 improvement” means—
 - (i) an improvement specified in paragraph 29 of schedule 3 of the 1991 Act and begun before 31 July 1931, or
 - (ii) an improvement specified in paragraph 29 of schedule 4 of the 1991 Act and begun on or after 31 July 1931 and before 1 November 1948.

Changes to legislation: Land Reform (Scotland) Act 2016, Cross Heading: Amnesty for tenant's improvements is up to date with all changes known to be in force on or before 01 February 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

Textual Amendments

- F1** Words in s. 112(3) inserted (12.6.2020) by [The Land Reform \(Scotland\) Act 2016 \(Supplementary Provision\) \(Coronavirus\) Regulations 2020 \(S.S.I. 2020/174\)](#), regs. 1(1), 2

Commencement Information

- I1** S. 112 in force at 13.6.2017 by [S.S.I. 2017/20](#), reg. 2, [sch.](#) (with reg. 3)

113 Amendment of the Agricultural Holdings (Scotland) Acts **S**

- (1) After section 34 of the 1991 Act insert—

“34A Amnesty under the Land Reform (Scotland) Act 2016

A tenant of an agricultural holding is entitled to compensation under section 34 if Chapter 8 of Part 10 of the Land Reform (Scotland) Act 2016 applies.”.

- (2) After section 45 of the 2003 Act insert—

“45A Amnesty under the Land Reform (Scotland) Act 2016

A tenant under a short limited duration tenancy, a limited duration tenancy or a modern limited duration tenancy is entitled to compensation under section 45 if Chapter 8 of Part 10 of the Land Reform (Scotland) Act 2016 applies.”.

Commencement Information

- I2** S. 113 in force at 13.6.2017 by [S.S.I. 2017/20](#), reg. 2, [sch.](#) (with reg. 4)

114 Amnesty notice **S**

- (1) A notice given in accordance with this section is an “amnesty notice”.
- (2) An amnesty notice must be in writing and given to the landlord within the amnesty period.
- (3) An amnesty notice must be dated and state the following—
- the names and designations of the landlord and the tenant,
 - the name (if any) and the address or such other description of the holding as will identify it,
 - details of the relevant improvement, including the manner in which the improvement was carried out,
 - the tenant's reasons as to why it is fair and equitable for compensation to be payable for the improvement on the tenant quitting the holding at the termination of the tenancy.
- (4) Section 84(4) of the 1991 Act applies to the giving of an amnesty notice as it applies to the giving of a notice under that Act.

Changes to legislation: Land Reform (Scotland) Act 2016, Cross Heading: Amnesty for tenant's improvements is up to date with all changes known to be in force on or before 01 February 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](#)

- (5) In this Chapter the “holding”, in the case of a short limited duration tenancy, limited duration tenancy or modern limited duration tenancy, means the land comprised in the lease.

Commencement Information

I3 S. 114 in force at 13.6.2017 by [S.S.I. 2017/20](#), reg. 2, **sch.** (with reg. 5)

Changes to legislation:

Land Reform (Scotland) Act 2016, Cross Heading: Amnesty for tenant's improvements is up to date with all changes known to be in force on or before 01 February 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 :

- specified provision(s) amendment to earlier commencing S.S.I. 2017/299, regs. 5-14, by [S.S.I. 2017/370 reg. 34](#)