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STATUTORY INSTRUMENTS

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**1996 No. 2371**

**LANDLORD AND TENANT,  
ENGLAND AND WALES**

**The Tenants' Rights of First Refusal  
(Amendment) Regulations 1996**

*Made* - - - - *12th September 1996*  
*Laid before Parliament* *12th September 1996*  
*Coming into force* - - *3rd October 1996*

The Secretary of State for the Environment, as respects England, and the Secretary of State for Wales, as respects Wales, in exercise of the powers conferred upon them by sections 20(4) and 53(1) of the Landlord and Tenant Act 1987(1) and of all other powers enabling them in that behalf, hereby makes the following Regulations—

**Citation and commencement**

1. These Regulations may be cited as the Tenants' Rights of First Refusal (Amendment) Regulations 1996 and shall come into force on 3rd October 1996.

**Amendment to the Landlord and Tenant Act 1987**

2. In section 18(3)(a) of the Landlord and Tenant Act 1987 (notices served by prospective purchasers to ensure that rights of first refusal do not arise), for “28 days” substitute “two months”.

**Application**

3.—(1) Regulation 2 shall not apply in relation to any disposal in a case where, before these Regulations come into force, the purchaser has served a notice under section 18(1) of the Landlord and Tenant Act 1987, in respect of that disposal, on any of the tenants of the flats affected.

(2) In this regulation “the flats affected” and “the purchaser” have the same meaning as in section 18(1) of that Act.

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(1) 1987 c. 31.

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**Status:** This is the original version (as it was originally made). This item of legislation is currently only available in its original format.

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Signed by authority of the Secretary of State for the Environment

12th September 1996

*Paul Beresford*  
Parliamentary Under-Secretary of State,  
Department of the Environment

Signed by authority of the Secretary of State for Wales

12th September 1996

*Jonathan Evans*  
Parliamentary Under-Secretary of State, Welsh  
Office

## **EXPLANATORY NOTE**

*(This note is not part of the Regulations)*

These Regulations amend Part I of the Landlord and Tenant Act 1987 (tenants' rights of first refusal). Regulation 2 extends the period for tenants to serve notices in response to a prospective purchaser's notice under section 18 of that Act (notices served by prospective purchasers to ensure that rights of first refusal do not arise). Regulation 3 contains transitional provisions.