



# Rent Act 1974

## CHAPTER 51

### RENT ACT 1974

#### *Modifications of Rent Act in relation to furnished and other tenancies*

- 1 Extension of protection afforded to furnished tenancies
- 2 Certain tenancies not to be protected
- 3 Recovery of possession of dwelling-houses let on certain tenancies
- 4 Advance application for registration of a new rent
- 5 Transitional provisions affecting furnished lettings which become furnished tenancies

#### *Furnished Lettings (England and Wales)*

- 6 Furnished lettings: increase in rateable value limits
- 7 Furnished lettings: amendments relating to control and registration of rents
- 8 Furnished lettings: amendments relating to security of tenure

#### *Furnished lettings (Scotland)*

- 9 Furnished lettings: amendments relating to control and registration of rents
- 10 Furnished lettings: amendments relating to security of tenure

#### *Supplementary*

- 11 Rent allowances
- 12 Rent allowances in Scotland
- 13 Effect on furnished sub-tenancy of determination of superior unfurnished tenancy
- 14 Power of court, in action for possession, to reduce period of notice to quit

*Status: This is the original version (as it was originally enacted).*

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- 15 Interpretation
- 16 Transitional provisions and repeals
- 17 Short title, citation, application, commencement and extent

## SCHEDULES

### SCHEDULE 1 — Consequential Amendments of Rent Act

#### PART I — AMENDMENTS OF SCHEDULE 3 TO RENT ACT

- 1 After Case 3 there shall be inserted the following Case:—...
  - 2 In the application of Case 5 (assignment or sub-letting by...
  - 3 In the application of Case 8 (dwelling-house required for landlord...
  - 4 (1) In Case 9 (overcharging by tenant of his own...
  - 5 (1) In the application of Case 10 in Schedule 3...
  - 6 In Part III, in paragraph 2 (definition of relevant date)...
  - 7 In Part IV, in paragraph 3 (meaning of suitable alternative...
- #### PART II — AMENDMENTS OF PARTS IV, VIII AND IX OF RENT ACT 1968
- 8 In section 44(3) (circumstances in which applications may be made...
  - 9 (1) In section 46 (determination of fair rent) in subsection...
  - 10 In the application of sections 93 to 95 (mortgages) to...
  - 11 In section 103(1)(b) (certain sublettings not to exclude any part...
  - 12 In section 105(1) (county court jurisdiction to determine certain questions)...
  - 13 In section 106(1) (rules as to procedure) after the words...
  - 14 In section 107 (powers of local authorities for the purposes...
  - 15 (1) In Schedule 6, in paragraph 10 (procedure on application...
  - 16 In Schedule 7, in paragraph 1 (form and content of...
- #### PART III — AMENDMENTS OF PARTS IV, IX AND X OF RENT (SCOTLAND) ACT 1971
- 17 In section 40(3) (circumstances in which applications may be made...
  - 18 (1) In section 42 (determination of fair rent) in subsection...
  - 19 In the application of sections 110 to 112 (heritable securities)...
  - 20 In section 120(1)(b) (certain sublettings not to exclude any part...
  - 21 In section 122(1) (jurisdiction) in paragraph (a) after the words...
  - 22 In section 124 (rules as to procedure) after the words...
  - 23 In section 125 (powers of local authorities for the purposes...
  - 24 (1) In Schedule 6, in paragraph 10 (procedure on application...
  - 25 In Schedule 7, in paragraph 1 (form and content of...

### SCHEDULE 2 — Tenancies Granted by Resident Landlords

#### PART I — SECTION TO BE INSERTED AFTER SECTION 5 OF THE RENT ACT

- 1 The following section shall be inserted after section 5 of...
- 2 The following section shall be inserted after section 5 of...

#### PART II — AMENDMENTS OF PART IX OF RENT ACT 1968

- 3 In section 101 of the Rent Act 1968 (provisions where...
- 4 After section 102 of that Act there shall be inserted...

#### PART III — AMENDMENTS OF PART X OF RENT (SCOTLAND) ACT 1971

- 5 In section 118 of the Rent (Scotland) Act 1971 (provisions...
- 6 After section 119 of that Act there shall be inserted...

### SCHEDULE 3 — Transitional Provisions

- 1 (1) In any case where— (a) before the commencement date...
- 2 (1) In any case where— (a) before the commencement date...

- 3 (1) This paragraph applies where the tenancy of a dwelling-house...
- 4 (1) The provisions of this paragraph shall have effect with...
- 5 Subsection (3) of section 20 of the Housing Finance Act...
- 6 (1) The provisions of this paragraph shall have effect with...

SCHEDULE 4 — Enactments Repealed

PART I — REPEALS TAKING EFFECT ON COMMENCEMENT

PART II — REPEALS TAKING EFFECT ON DAY APPOINTED UNDER  
SUBSECTION (1) OF SECTIONS 11 AND 12