



# Rent Act 1977

## 1977 CHAPTER 42

E+W

An Act to consolidate the Rent Act 1968, Parts III, IV and VIII of the Housing Finance Act 1972, the Rent Act 1974, sections 7 to 10 of the Housing Rents and Subsidies Act 1975, and certain related enactments, with amendments to give effect to recommendations of the Law Commission. [29th July 1977]

### Modifications etc. (not altering text)

- C1** Act amended by [Matrimonial Homes Act 1983](#) (c. 19, SIF 49:5), s. 1(6)
- C2** Act excluded by [Housing Act 1985](#) (c. 68, SIF 61), **ss. 264(5)**, 270(3), 276, 286(3), 307, 368(6)
- C3** Act modified by [Housing Act 1988](#) (c. 50, SIF 75:1), s. **36(1)**
- C4** Act excluded by [Housing Act 1988](#) (c. 50, SIF 75:1), s. 78(2), **Sch. 10 para. 8**
- C5** Act modified by [S.I. 1990/776](#), **arts. 2(2)**, 5(2)(c)
- C6** Act excluded by [Town and Country Planning Act 1990](#) (c. 8, SIF 123:1), s. **242**
- C7** Act applied by [National Health Service and Community Care Act 1990](#) (c. 19, SIF 113:2), s. 60(2), **Sch. 8 Pt. III para. 19(3)**
- C8** Act excluded by [Leasehold Reform Act 1967](#) (c. 88), s. **16(1A)** as inserted by [Housing Act 1980](#) (c. 51, SIF 61), **Sch. 21 para. 4**), [Local Government Planning and Land Act 1980](#) (c. 65, SIF 123:1), **Sch. 20 para. 17**, **Sch. 28 para. 10** and [New Towns Act 1981](#) (c. 64, SIF 123:3), s. **22**; amended by [Housing Act 1980](#) (c. 51, SIF 61), s. 83, **Sch. 8 paras. 9, 10**
- C9** Functions conferred on rent tribunals under this Act transferred by [Housing Act 1980](#) (c. 51, SIF 61), s. **72(2)(3)**
- C10** Act: definition of "statutory tenant" applied (30. 11. 1991) by [Coal Mining Subsidence Act 1991](#) (c. 45, SIF 86), s. 22(1), **Sch. 4**, para. 1(4)(b); [S.I. 1991/2508](#), **art. 2**
- C11** Act excluded (10.11.1993) by 1993 c. 28, s. 169, **Sch. 20**, Pt. II para.8; [S.I. 1993/2762](#), **art.3**  
Act excluded (1.10.1998) by 1975 c. 70, **Sch. 4 Pt. IV para. 16** (as inserted (1.10.1998) by 1998 c. 38, s. 127, **Sch. 13 para. 3** (with ss. 139(2), 143(2)); [S.I. 1998/2244](#), **art. 4**)  
Act excluded (25.11.1998 for specified purposes and otherwise 3.7.2000) by 1998 c. 45, s. 23, **Sch. 6 para. 5**; [S.I. 1998/2952](#), **art. 2(2)**; [S.I. 2000/1173](#), **art. 2(c)**  
Act: transfer of functions (W.) (1.7.1999) by [S.I. 1999/672](#), **art. 2**, **Sch. 1**
- C12** Act (other than Pt. V and ss. 103-106) modified (1.10.1997) by 1996 c. 27, s. **30(4)(a)** (with **Sch. 9 para. 8, 9, 10**); [S.I. 1997/1892](#), **art. 3(1)(a)**

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**Changes to legislation:** *Rent Act 1977, Introductory Text is up to date with all changes known to be in force on or before 08 April 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)*

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**C13** Act excluded (6.4.2006 for E., 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), **ss. 33**, 270(4), 270(5)(a) (with s. 38); [S.I. 2006/1060](#), art. 2(1)(a) (with Sch.); [S.I. 2006/1535](#), art. 2(a) (with Sch.)

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