



# Landlord and Tenant Act 1985

## 1985 CHAPTER 70

### *Information to be given to tenant*

#### **[<sup>F1</sup>3A Duty to inform tenant of possible right to acquire landlord's interest.**

- (1) Where a new landlord is required by section 3(1) to give notice to a tenant of an assignment to him, then if—
  - (a) the tenant is a qualifying tenant within the meaning of Part I of the Landlord and Tenant Act 1987 (tenants' rights of first refusal), and
  - (b) the assignment was a relevant disposal within the meaning of that Part affecting premises to which at the time of the disposal that Part applied, the landlord shall give also notice in writing to the tenant to the following effect.
- (2) The notice shall state—
  - (a) that the disposal to the landlord was one to which Part I of the Landlord and Tenant Act 1987 applied;
  - (b) that the tenant (together with other qualifying tenants) may have the right under that Part—
    - (i) to obtain information about the disposal, and
    - (ii) to acquire the landlord's interest in the whole or part of the premises in which the tenant's flat is situated; and
  - (c) the time within which any such right must be exercised, and the fact that the time would run from the date of receipt of notice under this section by the requisite majority of qualifying tenants (within the meaning of that Part).
- (3) A person who is required to give notice under this section and who fails, without reasonable excuse, to do so within the time allowed for giving notice under section 3(1) commits a summary offence and is liable on conviction to a fine not exceeding level 4 on the standard scale.]

#### **Textual Amendments**

**F1** S. 3A inserted (1.10.1996) by 1996 c. 52, s. 93(1); S.I. 1996/2212, art. 2(2)(with Sch.)

**Changes to legislation:**

Landlord and Tenant Act 1985, Section 3A is up to date with all changes known to be in force on or before 26 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.

[View outstanding changes](#)

**Changes and effects yet to be applied to the whole Act associated Parts and Chapters:**

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 13(1AB) inserted by [2016 c. 22 Sch. 7 para. 18\(2\)](#)