



# Law of Property (Miscellaneous Provisions) Act 1994

## CHAPTER 36

### LAW OF PROPERTY (MISCELLANEOUS PROVISIONS) ACT 1994

#### PART I

##### IMPLIED COVENANTS FOR TITLE

###### *The covenants*

- 1 Covenants to be implied on a disposition of property.
- 2 Right to dispose and further assurance.
- 3 Charges, incumbrances and third party rights.
- 4 Validity of lease.
- 5 Discharge of obligations where property subject to rentcharge or leasehold land.

###### *Effect of covenants*

- 6 No liability under covenants in certain cases.
- 7 Annexation of benefit of covenants.
- 8 Supplementary provisions.
- 9 Modifications of statutory forms.

###### *Transitional provisions*

- 10 General saving for covenants in old form.
- 11 Covenants in old form implied in certain cases.
- 12 Covenants in new form to be implied in other cases.
- 13 Application of transitional provisions in relation to options.

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*Changes to legislation:* There are outstanding changes not yet made by the legislation.gov.uk editorial team to Law of Property (Miscellaneous Provisions) Act 1994. Any changes that have already been made by the team appear in the content and are referenced with annotations. (See end of Document for details)

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## PART II

### MATTERS ARISING IN CONNECTION WITH DEATH

- 14 Vesting of estate in case of intestacy or lack of executors.
- 15 Registration of land charges after death.
- 16 Concurrence of personal representatives in dealings with interests in land.
- 17 Notices affecting land: absence of knowledge of intended recipient's death.
- 18 Notices affecting land: service on personal representatives before filing of grant.
- 19 Functions of Public Trustee in relation to notices, etc.

## PART III

### GENERAL PROVISIONS

- 20 Crown application.
- 21 Consequential amendments and repeals.
- 22 Extent.
- 23 Commencement.
- 24 Short title.

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## SCHEDULES

### SCHEDULE 1 — Consequential amendments

#### *Law of Property Act 1925 (c.20)*

- 1 In section 77(1) of the Law of Property Act 1925...

#### *Land Registration Act 1925 (c.21)*

- 2 In section 38(2) of the Land Registration Act 1925 (effect...

#### *Law of Property (Joint Tenants) Act 1964 (c.63)*

- 3 In section 1(1) of the Law of Property (Joint Tenants)...

#### *Land Commission Act 1967 (c.1)*

- 4 .....

#### *Leasehold Reform Act 1967 (c.88)*

- 5 (1) In section 10 of the Leasehold Reform Act 1967...

#### *Consumer Credit Act 1974 (c.39)*

- 6 In section 176 of the Consumer Credit Act 1974 (service...

#### *Rentcharges Act 1977 (c.30)*

- 7 In section 11(2) of the Rentcharges Act 1977 (additional covenants...

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*Rent Act 1977 (c.42)*

- 8 In Part I of Schedule 2 to the Rent Act...

*Housing Act 1985 (c.68)*

- 9 (1) Schedule 6 to the Housing Act 1985 (conveyance of...

*Financial Services Act 1986 (c.60)*

- 10 In section 45(1) of the Financial Services Act 1986 (miscellaneous...

*Housing Act 1988 (c.50)*

- 11 In Part III of Schedule 1 to the Housing Act...

*Leasehold Reform, Housing and Urban Development Act 1993 (c.28)*

- 12 (1) In section 34 of the Leasehold Reform, Housing and...

SCHEDULE 2 — Repeals

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**Changes and effects yet to be applied to :**

- s. 9(2) words repealed by [2004 c. 14 Sch. 1 Pt. 12](#)
- s. 17(3) text amended by [2007 c. 15 Sch. 8 para. 33\(3\)](#)
- s. 17(3)(b) substituted by [2007 c. 15 Sch. 8 para. 33\(2\)](#)

**Commencement Orders yet to be applied to the Law of Property (Miscellaneous Provisions) Act 1994:**

Commencement Orders bringing legislation that affects this Act into force:

- [S.I. 2003/1725 art. 2](#) commences ([2002 c. 9](#))
- [S.I. 2004/1832 art. 2](#) commences ([2002 c. 15](#))
- [S.I. 2007/2709 art. 2-6](#) commences ([2007 c. 15](#))
- [S.I. 2008/2696 art. 2 5 6](#) commences ([2007 c. 15](#))