



Long Leases (Scotland) Act 1954

CHAPTER 49

LONG LEASES (SCOTLAND) ACT 1954

PART I

GRANT OF FEU RIGHT OF PROPERTY LET UNDER CERTAIN LONG LEASES

General provisions relating to grant of feu right

- 1 Lessee or sub-lessee under certain long leases may require landlord to grant feu right.
- 2 Lessee or sub-lessee deemed to be occupying lessee in certain circumstances.
- 3 Occupying lessee acquiring right on or after 10th May, 1951, not entitled to require grant of feu right.
- 4 Refusal of grant of feu right on ground of public interest.
- 5 Power to certain landlords who have acquired property for occupation as residence, etc., to apply to sheriff for declarator refusing grant of feu right.

Notice requiring grant of feu right

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Payments to be made where feu right granted

- 7 Sums payable to landlord by occupying lessee in respect of feu right of subjects let under lease with one hundred years or less unexpired.
- 8 Feu-duty payable in respect of feu right of subjects let under lease with over one hundred years unexpired.
- 9 Payment to be made to intermediate landlord by occupying lessee on grant of feu right.
- 10 Payments to creditors.

Changes to legislation: There are currently no known outstanding effects for the Long Leases (Scotland) Act 1954. (See end of Document for details)

Conveyancing provisions

- 11 Feu contract to be entered into on grant of feu right.
- 12 Rights to minerals.
- 13 Execution of feu contract.
- 14 Provisions where lease or sub-lease assigned by *ex facie* absolute assignation.

Continuation of certain leases and sub-leases

- 15 Continuation of leases and sub-leases expiring within five years after commencement of Act.
- 16 Power to occupying lessee to exclude operation of s. 15.
- 17 Restriction on exercise of option to terminate lease or sub-lease.

Supplementary provisions

- 18 Rules for determining duration of lease or sub-lease.
- 19 Rules for determining rent payable under lease or sub-lease.
- 20 Apportionment of rent.
- 21 Provisions regarding securities.
- 22 Expenses to be borne by occupying lessee.
- 23 Provisions regarding notices, etc.
- 24 Provisions regarding heirs of entail, etc.

Interpretation of Part I

- 25 Interpretation of Part I.

PART II

EXTENSION AND AMENDMENT OF REGISTRATION OF LEASES (SCOTLAND) ACT, 1857

- 26 Extension of 20 & 21 Vict. c. 26.
- 27 †Amendment of s. 18 of 20 & 21 Vict. c. 26.

PART III

GENERAL

- 28 Applications to sheriff.
- 29 Application to Crown.
- 30 Construction of references to enactments.
- 31 Citation, commencement and extent.

SCHEDULES

FIRST SCHEDULE — Form of Notice to be given by an Occupying Lessee who desires the Grant of a Feu Right under Part I of this Act

- (1)
Take notice that A.B. (2) as lessee (or sub-lessee, as the case...
under lease (or sub-lease) entered into between and dated and recorded...
Dated this day of , 19
(Signed) A.B.
or
C.D., W.S., Edinburgh,

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Solicitor for the said A.B.
or
E. & F., W.S., Edinburgh,
Solicitors for the said A.B.
(or as the case may be)

Notes

- (1) To be addressed to the landlord or to the...
- (2) Name and design the occupying lessee.
- (3) Describe here the subjects of which a feu right...
- (4) Where the occupying lessee is a sub-lessee, add here—...

SECOND — Determination of the Appropriate Amount in respect of
SCHEDULE Casualties Payable under a Lease or a Sub-Lease

- 1 The appropriate amount in respect of the casualties payable under...
- 2 The appropriate amount determined under the foregoing paragraph shall
be...
- 3 Where for the purposes of this Schedule it is necessary...

THIRD SCHEDULE — Table referred to in Paragraph (a) of Subsection (1) of Section
Nine of this Act

FOURTH SCHEDULE — Form of Feu Contract to be used in the Grant of a Feu Right
under Part I of this Act

It is contracted and agreed between the parties following, viz:—A.B....

Notes.

+4 Subscription of the feu contract by the parties to...

- 1 Where the person to whom the subjects are to be...
- 2 If the person renouncing the lease or sub-lease is not...
- 3 Where the subjects disposed in the feu contract are comprised...

FIFTH SCHEDULE — Table referred to in paragraph (b) of subsection (1) of section
eighteen of this Act of the expectancy of life of an identifiable
person in existence

Changes to legislation:

There are currently no known outstanding effects for the Long Leases (Scotland) Act 1954.