



Law of Property Act 1925

1925 CHAPTER 20 15 and 16 Geo 5

PART V

LEASES AND TENANCIES

147 Relief against notice to effect decorative repairs.

- (1) After a notice is served on a lessee relating to the internal decorative repairs to a house or other building, he may apply to the court for relief, and if, having regard to all the circumstances of the case (including in particular the length of the lessee's term or interest remaining unexpired), the court is satisfied that the notice is unreasonable, it may, by order, wholly or partially relieve the lessee from liability for such repairs.
- (2) This section does not apply:—
 - (i) where the liability arises under an express covenant or agreement to put the property in a decorative state of repair and the covenant or agreement has never been performed;
 - (ii) to any matter necessary or proper—
 - (a) for putting or keeping the property in a sanitary condition, or
 - (b) for the maintenance or preservation of the structure;
 - (iii) to any statutory liability to keep a house in all respects reasonably fit for human habitation;
 - (iv) to any covenant or stipulation to yield up the house or other building in a specified state of repair at the end of the term.
- (3) In this section “lease” includes an underlease and an agreement for a lease, and “lessee” has a corresponding meaning and includes any person liable to effect the repairs.
- (4) This section applies whether the notice is served before or after the commencement of this Act, and has effect notwithstanding any stipulation to the contrary.

[^{F1}(5) The county court has jurisdiction under this section ^{F2} . . .]

Changes to legislation: Law of Property Act 1925, Section 147 is up to date with all changes known to be in force on or before 14 March 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) [View outstanding changes](#)

Textual Amendments

- F1** [S. 147\(5\)](#) added by [County Courts Act 1984](#) (c. 28, SIF 34), s. 148(1), **Sch. 2 Pt. II para. 6**
F2 Words in [s. 147\(5\)](#) omitted (1.7.1991) by virtue of [S.I. 1991/724](#), **Sch. Pt.I** (with [art. 12](#))
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Modifications etc. (not altering text)

- C1** [S. 147](#) extended (1.7.1991) by [S.I. 1991/724](#), **art. 2(1)(a)** (with [art. 12](#))
C2 [S. 147\(5\)](#) modified by [County Courts Act 1984](#) (c. 28, SIF 34), **s. 24(2)(c)**
C3 [S. 147\(5\)](#) amended by [S.I. 1990/776](#), **art. 4(1)(b)**

Changes to legislation:

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

- Act applied by [2023 asc 3 s. 146\(5\)](#)

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

- s. 52(2)(dc)(dd) inserted by [2016 c. 22 Sch. 7 para. 1\(2\)](#)