
STATUTORY INSTRUMENTS

2012 No. 696

**The Transfer of Tenancies and Right to
Acquire (Exclusion) Regulations 2012**

Exclusion of certain assured shorthold tenancies from transfer of tenancy provisions

- 3.** Section 158 of the 2011 Act does not apply in relation to—
- (a) an assured shorthold tenancy for a fixed term of less than two years,
 - (b) a periodic assured shorthold tenancy,
 - (c) an assured shorthold tenancy where the rent payable under the tenancy is—
 - (i) Affordable Rent;
 - (ii) Intermediate Rent;
 - (iii) Mortgage Rescue rent; or
 - (iv) shared ownership rent

(and accordingly, the transfer of tenancy provisions in that section do not apply in relation to assured shorthold tenancies of those kinds).