



Landlord and Tenant Act 1730

1730 CHAPTER 28 4 Geo 2

F1

An Act for the more effectual preventing Frauds committed by Tenants, and for the more easy Recovery of Rents, and Renewal of Leases.

Textual Amendments

F1 Certain words repealed by [Statute Law Revision Act 1948 \(c. 62\), s. 4\(b\)](#)

Modifications etc. (not altering text)

C1 Short title “The Landlord and Tenant Act 1730” given by [Short Titles Act 1896 \(c. 14\)](#)

C2 Words of enactment omitted under authority of [Statute Law Revision Act 1948 \(c. 62\), s. 3](#)

Former Provisions with regard to Rents, 32H.8. c. 37. 8 Ann. c. 14.

For securing to Lessors and Land Owners their just Rights, and to prevent Frauds frequently committed by Tenants.

[I] **Persons holding over Lands, &c. after Expiration of Leases, to pay double the yearly Value.**

In case any Tenant or Tenants for any Term of Life, Lives or Years, or other Person or Persons, who are or shall come into Possession of any Lands, Tenements or Hereditaments, by, from or under, or by Collusion with such Tenant or Tenants, shall wilfully hold over any Lands, Tenements or Hereditaments, after the Determination of such Term or Terms, and after Demand made, and Notice in Writing given, for delivering the Possession thereof, by his or their Landlords or Lessors, or the Person or Persons to whom the Remainder or Reversion of such Lands, Tenements or Hereditaments shall belong, his or their Agent or Agents thereunto lawfully authorized; then and in such Case such Person or Persons so holding over, shall, for and during the Time he, she and they shall so hold over, or keep the Person or Persons intitled, out of Possession of the said Lands, Tenements, and Hereditaments, as aforesaid, pay to the Person or Persons so kept out of Possession, their Executors, Administrators or Assigns, at the Rate of double the yearly Value of the Lands, Tenements and Hereditaments so detained, for so long time as the same are detained, to be recovered in any of his Majesty's Courts of Record, by Action of Debt, . . . ^{F2}

Status: Point in time view as at 01/02/1991.

Changes to legislation: There are currently no known outstanding effects for the Landlord and Tenant Act 1730. (See end of Document for details)

Textual Amendments

F2 Words repealed by [Statute Law Revision Act 1948 \(c. 62\)](#), [Sch. 1](#)

II— **F3**
IV.

Textual Amendments

F3 [Ss. 2-4](#) repealed by [Statute Law Revision Act 1867 \(c. 59\)](#)

V Method of recovering Seck Rents,

And whereas the Remedy for recovering Rents Seck, Rents of Assize and chief Rents, are tedious and difficult, from and after the twenty-fourth Day of *June* one thousand seven hundred and thirty-one, all and every Person or Persons, Bodies Politick and Corporate, shall and may have the like Remedy by Distress, and by impounding and selling the same, in cases of Rents Seck, Rents of Assize and chief Rents, which have been duly answered or paid for the Space of three Years, within the Space of twenty Years before the first Day of this present Session of Parliament, or shall be hereafter created, as in case of Rent reserved upon Lease; any Law or Usage to the contrary notwithstanding.

VI **F4**

Textual Amendments

F4 [S. 6](#) repealed by [Law of Property Act 1925 \(c. 20\)](#), s. 207, [Sch. 7](#)

VII Not to extend to Scotland. See farther, II Geo 2. c. 19. containing directions concerning Distresses for Rent.

Provided always, That nothing in this Act contained shall extend to *Scotland*.

Status:

Point in time view as at 01/02/1991.

Changes to legislation:

There are currently no known outstanding effects for the Landlord and Tenant Act 1730.