



Long Leases (Scotland) Act 2012

2012 asp 9

PART 4

COMPENSATION FOR LOSS OF LANDLORD'S RIGHTS

Supplementary

56 Claims in excess of £500: preliminary notice

- (1) This section applies where a landlord intends, after the appointed day, to require or (as the case may be) claim from the tenant under a qualifying lease—
 - (a) a compensatory payment which is,
 - (b) an additional payment which is, or
 - (c) two or more additional payments which, taken together, are, likely to exceed £500.
- (2) The landlord must, not later than 6 months before the appointed day, serve on the person registered as tenant a notice (such notice being referred to in this Act as a “preliminary notice”) stating the landlord's intention to require or (as the case may be) claim such a payment.
- (3) The preliminary notice must—
 - (a) be in the prescribed form,
 - (b) state—
 - (i) the amount of compensatory payment to be required or (as the case may be) additional payment to be claimed, or
 - (ii) where such amount cannot be determined, the best estimate of such amount, and
 - (c) be accompanied by a copy of the prescribed explanatory note.
- (4) Where a preliminary notice has not been served in accordance with this section—
 - (a) the amount of compensatory payment required under section 45(2),
 - (b) the amount of additional payment claimed under section 50(2), or
 - (c) where two or more additional payments are claimed, the total amount of such payments,

Changes to legislation: There are currently no known outstanding effects for the Long Leases (Scotland) Act 2012, Section 56. (See end of Document for details)

may not exceed £500.

Commencement Information

- I1** S. 56(1)(2)(3)(b)(4) in force at 21.2.2014 by [S.S.I. 2013/322, art. 3\(d\)](#)
- I2** S. 56(3)(a)(c) in force at 28.11.2013 for specified purposes by [S.S.I. 2013/322, art. 2\(m\), Sch.](#)
- I3** S. 56(3)(a)(c) in force at 21.2.2014 in so far as not already in force by [S.S.I. 2013/322, art. 3\(d\)](#)

Changes to legislation:

There are currently no known outstanding effects for the Long Leases (Scotland) Act 2012, Section 56.