



# Long Leases (Scotland) Act 2012

## 2012 asp 9

### PART 4

#### COMPENSATION FOR LOSS OF LANDLORD'S RIGHTS

##### *Compensatory payment*

#### **45 Requiring compensatory payment**

- (1) This section applies where, on the appointed day, the rights of a landlord under a lease are extinguished by virtue of Part 1.
- (2) The former landlord under such a lease may serve on the former tenant a notice in the prescribed form requiring that a compensatory payment be made to the former landlord by the former tenant.
- (3) The compensatory payment must be—
  - (a) calculated in accordance with section 47, and
  - (b) specified in the notice.
- (4) A notice served under subsection (2) must be—
  - (a) served before the expiry of the period of 2 years beginning with the appointed day, and
  - (b) accompanied by a copy of the prescribed explanatory note.
- (5) Where the compensatory payment required is equal to or greater than £50, the former landlord must, together with the notice served under subsection (2), serve on the former tenant an instalment document.
- (6) This section is subject to section 56.
- (7) In this Act—

“compensatory payment” means a payment of the kind mentioned in subsection (2),

“instalment document” is to be construed in accordance with section 57(2).

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**Changes to legislation:** *There are currently no known outstanding effects for the Long Leases (Scotland) Act 2012, Section 45. (See end of Document for details)*

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#### **Commencement Information**

**II**    [S. 45](#) in force at 28.11.2013 by [S.S.I. 2013/322](#), **art. 2(d)**

**Changes to legislation:**

There are currently no known outstanding effects for the Long Leases (Scotland) Act 2012, Section 45.