



Landlord and Tenant Act 1987

1987 CHAPTER 31

PART I

TENANTS' RIGHTS OF FIRST REFUSAL

[^{F1}Termination of rights against purchasers or subsequent purchasers]

Textual Amendments

F1 S. 17 and crossheading substituted (1.10.1996) by 1996 c. 52, s. 92(1), Sch. 6 Pt. III; S.I. 1996/2212, art. 2(2) (with Sch.)

17 [^{F2} Termination of rights against purchaser or subsequent purchaser.]

- (1) If, at any time after a notice has been served under section 11A, 12A, 12B or 12C, the premises affected by the original disposal cease to be premises to which this Part applies, the purchaser may serve a notice on the qualifying tenants of the constituent flats stating—
 - (a) that the premises have ceased to be premises to which this Part applies, and
 - (b) that any such notice served on him, and anything done in pursuance of it, is to be treated as not having been served or done.
- (2) A landlord who has not served such a notice on all of the qualifying tenants of the constituent flats shall nevertheless be treated as having duly served a notice under subsection (1)—
 - (a) if he has served such a notice on not less than 90% of those tenants, or
 - (b) where those qualifying tenants number less than ten, if he has served such a notice on all but one of them.
- (3) Where a period of three months beginning with the date of service of a notice under section 12A, 12B or 12C on the purchaser has expired—

Changes to legislation: *Landlord and Tenant Act 1987, Cross Heading: Termination of rights against purchasers or subsequent purchasers is up to date with all changes known to be in force on or before 04 April 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*

- (a) without any binding contract having been entered into between the purchaser and the nominated person, and
 - (b) without there having been made any application in connection with the notice to the court or to [^{F3}the appropriate tribunal],
- the purchaser may serve on the nominated person a notice stating that the notice, and anything done in pursuance of it, is to be treated as not having been served or done.
- (4) Where any such application as is mentioned in subsection (3)(b) was made within the period of three months referred to in that subsection, but—
- (a) a period of two months beginning with the date of the determination of that application has expired,
 - (b) no binding contract has been entered into between the purchaser and the nominated person, and
 - (c) no other such application as is mentioned in subsection (3)(b) is pending,
- the purchaser may serve on the nominated person a notice stating that any notice served on him under section 12A, 12B or 12C, and anything done in pursuance of any such notice, is to be treated as not having been served or done.
- (5) Where the purchaser serves a notice in accordance with subsection (1), (3) or (4), this Part shall cease to have effect in relation to him in connection with the original disposal.
- (6) Where a purchaser is entitled to serve a notice under subsection (1) but does not do so, this Part shall continue to have effect in relation to him in connection with the original disposal as if the premises in question were still premises to which this Part applies.
- (7) References in this section to the purchaser include a subsequent purchaser to whom sections 12A to 14 apply by virtue of section 16(4) or (5).

Textual Amendments

- F2** Ss. 16, 17 and crossheadings substituted (1.10.1996) by 1996 c. 52, s. 92(1), **Sch. 6 Pt. III**; S.I. 1996/2212, **art. 2(2)** (with Sch.)
- F3** Words in s. 17(3)(b) substituted (1.7.2013) by **The Transfer of Tribunal Functions Order 2013** (S.I. 2013/1036), art. 1, **Sch. 1 para. 65** (with Sch. 3)

Changes to legislation:

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

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

- s. 24(2)(abb) inserted by [2002 c. 15 Sch. 10 para. 14](#)