
EXPLANATORY NOTE

(This note is not part of the Order)

This Order brings into force the Long Leases (Scotland) Act 2012 (“the Act”).

Article 2 commences various provisions of the Act on 28th November 2013. The provisions include those which convert the right of lease to the right of ownership on the appointed day (section 4) and fix the appointed day (section 70).

In accordance with section 70 of the Act, “the appointed day” for the purposes of the Act will be 28th November 2015.

Article 3 commences various provisions of the Act on 21st February 2014. The provisions include those relating to steps to be taken under the Act, such as the execution, service and registration of notices (sections 8, 14, 17, 23 to 28, 63 and 67), preliminary notices under section 56 where the claim by a landlord from a tenant for compensatory or additional payment is likely to exceed £500, and related provisions.

Article 4 commences section 78(1) to (4) of the Act on 6th March 2014. This allows for registration of notices or agreements if initial rejection of registration by the Keeper of the Registers of Scotland is judicially overturned.

Article 5 commences section 73 of the Act on 28th September 2015 to correspond with the final date for registration of exemptions under section 64 of the Act.

The Schedule and article 2(m) commence provisions of the Act on 28th November 2013 for the restricted purpose of making regulations.

The Bill for the Act received Royal Assent on 7th August 2012. Sections 81 to 84 of the Act came into force on that day.