



Landlord and Tenant Act 1987

1987 CHAPTER 31

PART VII

GENERAL

58 Exempt landlords and resident landlords.

- (1) In this Act “exempt landlord” means a landlord who is one of the following bodies, namely—
- (a) a district, county [^{F1}, county borough] or London borough council, the Common Council of the City of London, the Council of the Isles of Scilly, [^{F2}a police authority established under [^{F3}section 3 of the Police Act 1996]] [^{F4}, the Service Authority for the National Criminal Intelligence Service, the Service Authority for the National Crime Squad] . . . ^{F5}, or a joint authority established by Part IV of the ^{M1}Local Government Act 1985;
 - (b) the Commission for the New Towns or a development corporation established by an order made (or having effect as if made) under the ^{M2}New Towns Act 1981;
 - (c) an urban development corporation within the meaning of Part XVI of the ^{M3}Local Government, Planning and Land Act 1980;
 - [^{F6}(ca) a housing action trust established under Part III of the Housing Act 1988.]
 - (d) the Development Board for Rural Wales;
 - [^{F7}(dd) the Broads Authority;]
 - [^{F8}(de) a National Park authority;]
 - (e) the Housing Corporation;
 - [^{F9}(ea) Housing for Wales]
 - (f) a housing trust (as defined in section 6 of the ^{M4}Housing Act 1985) which is a charity;
 - [^{F10}(g) a registered social landlord, or a fully mutual housing association which is not a registered social landlord; or.]
 - (h) an authority established under section 10 of the ^{M5}Local Government Act 1985 (joint arrangements for waste disposal functions).

Status: Point in time view as at 31/10/1997. This version of this provision has been superseded.

Changes to legislation: Landlord and Tenant Act 1987, Section 58 is up to date with all changes known to be in force on or before 22 May 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)

[^{F11}(1A) In subsection (1)(g)—

“fully mutual housing association” has the same meaning as in the Housing Associations Act 1985 (see section 1(1) and (2) of that Act); and

“registered social landlord” has the same meaning as in the Housing Act 1985 (see section 5(4) and (5) of that Act).]

(2) For the purposes of this Act the landlord of any premises consisting of the whole or part of a building is a resident landlord of those premises at any time if—

- (a) the premises are not, and do not form part of, a purpose-built block of flats; and
- (b) at that time the landlord occupies a flat contained in the premises as his only or principal residence; and
- (c) he has so occupied such a flat throughout a period of not less than 12 months ending with that time.

(3) In subsection (2) “purpose-built block of flats” means a building which contained as constructed, and contains, two or more flats.

Textual Amendments

- F1** Words in s. 58(1)(a) inserted (1.4.1996) by 1994 c. 19, s. 22(2), **Sch. 8 para. 8** (with ss. 54(5)(7), 55(5), Sch. 17 paras. 22(1), 23(2)); S.I. 1996/396, art. 3, **Sch.**
- F2** Words in s. 58(1) inserted (1.10.1994 for specified purposes and otherwise 1.4.1995) by 1994 c. 29, s. 43, **Sch. 4 Pt. II para. 61**; S.I. 1994/2025, art. 6(1)(2)(e) (subject to art. 6(3)-(6)); S.I. 1994/3262, art. 4(1), **Sch.** (subject to arts. 4(2)-(8), 5)
- F3** Words in s. 58(1)(a) substituted (22.8.1996) by 1996 c. 16, ss. 103(1), 104(1), **Sch. 7 Pt. I para. 1(2)(z)**
- F4** Words in s. 58(1)(a) inserted (31.10.1997) by 1997 c. 50, s. 134(1), **Sch. 9 para. 52**; S.I. 1997/2390, art. 2(2)(w)
- F5** Words repealed by Education Reform Act 1988 (c. 40, SIF 41:1), ss. 231(7), 235(6), 237(2), **Sch. 13 Pt. I**
- F6** S. 58(1)(ca) inserted by Housing Act 1988 (c. 50, SIF 75:1), s. 119, **Sch. 13 para. 7**
- F7** S. 58(1)(dd) inserted by Norfolk and Suffolk Broads Act 1988 (c. 4, SIF 81:1), ss. 21, 23(2), **Sch. 6 para. 28**
- F8** S. 58(1)(de) inserted (23.11.1995) by 1995 c. 25, s. 78, **Sch. 10 para. 26** (with ss. 7(6), 115, 117, Sch. 8 para. 7); S.I. 1995/2950, art. 2(1)
- F9** S. 58(1)(ea) inserted by Housing Act 1988 (c. 50, SIF 61, 75:1), s. 140, **Sch. 17 para. 114**
- F10** S. 58(1)(g) substituted (1.10.1996) by S.I. 1996/2325, art. 5(1), **Sch. 2 para. 17(2)**
- F11** S. 58(1A) inserted (1.10.1996) by S.I. 1996/2325, art. 5(1), **Sch. 2 para. 17(3)**

Modifications etc. (not altering text)

- C1** S. 58(1) extended (5.7.1994) by 1994 c. 19, ss. 39, 66(2)(b), **Sch. 13 para. 25(b)** (with ss. 54(5)(7), 55(5), Sch. 17 paras. 22(1), 23(2))
- S. 58(1) extended (1.4.1995) by S.I. 1995/401, art. 18, **Sch. para. 11**

Marginal Citations

- M1** 1985 c. 51.
- M2** 1981 c. 64.
- M3** 1980 c. 65.
- M4** 1985 c. 68.
- M5** 1985 c. 51.

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