



# Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

## 1997 CHAPTER 9

### PART I

#### LISTED BUILDINGS

#### CHAPTER V

#### PREVENTION OF DETERIORATION AND DAMAGE

*[<sup>F1</sup>Liability of owner and successors for expenses of works executed under section 49*

#### Textual Amendments

- F1** Ss. 50A-50G and cross-heading inserted (30.6.2011 for specified purposes, 1.12.2011 in so far as not already in force) by [Historic Environment \(Amendment\) \(Scotland\) Act 2011 \(asp 3\)](#), ss. 26(3), 33(2); S.S.I. 2011/174, art. 2, sch.; S.S.I. 2011/372, art. 2, sch.

#### **50A Liability of owner and successors for expenses of works executed under section 49**

- (1) An owner of a listed building who is liable for expenses under section 50(2) does not, by virtue only of ceasing to be such an owner, cease to be liable for those expenses.
- (2) Subject to subsection (3), where a person becomes an owner of a listed building (any such person being referred to in this section as a “new owner”) that person is severally liable with any former owner of the building for any expenses for which the former owner is liable under section 50(2).
- (3) A new owner is liable as mentioned in subsection (2) only if the condition mentioned in subsection (4) or subsection (5) is met.

---

*Changes to legislation: Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, Cross Heading: Liability of owner and successors for expenses of works executed under section 49 is up to date with all changes known to be in force on or before 19 May 2023. 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*

---

- (4) The condition is that—
- (a) a notice (a “notice of liability for expenses”) in the form prescribed under section 50G is registered in relation to the building,
  - (b) the notice was registered at least 14 days before the acquisition date, and
  - (c) the notice has not expired before the acquisition date.
- (5) The condition is that—
- (a) a notice of renewal (within the meaning of section 50C) in relation to the building is registered, and
  - (b) that notice has not expired before the acquisition date
- (6) A notice of liability for expenses is to specify—
- (a) the expenses mentioned in subsection (2), and
  - (b) the works to which the expenses relate.
- (7) In this section, “acquisition date” means the date on which the new owner acquired right to the listed building.
- (8) Where a new owner of a listed building pays any expenses for which a former owner of the building is liable, the new owner may recover the amount so paid from the former owner.
- (9) A person who is entitled to recover an amount under subsection (8) does not, by virtue only of ceasing to be the owner of the listed building, cease to be entitled to recover that amount.
- (10) This section applies as respects any expenses for which an owner of a listed building becomes liable on or after the day on which this section comes into force.

#### **50B Notice of liability for expenses: further provision**

- (1) A notice of liability for expenses—
- (a) may be registered only on the application of the Scottish Ministers or a planning authority,
  - (b) may be registered in respect of expenses of different works executed on a listed building,
  - (c) expires at the end of the period of 5 years beginning with the date of its registration.
- (2) The Keeper of the Registers of Scotland is not required to investigate or determine whether the information contained in any notice of liability for expenses submitted for registration is accurate.

#### **50C Notices of renewal**

- (1) Subsection (2) applies where—
- (a) a notice of liability for expenses in relation to a listed building is registered, and
  - (b) that notice has not expired.

---

**Changes to legislation:** Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, Cross Heading: Liability of owner and successors for expenses of works executed under section 49 is up to date with all changes known to be in force on or before 19 May 2023. 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

---

- (2) A notice (a “notice of renewal”) in the form prescribed by section 50G specifying the same expenses and works as those specified in the notice of liability for expenses may be registered.
- (3) A second or subsequent notice of renewal in respect of the same expenses and works specified in the notice of liability for expenses mentioned in subsection (1) may be registered.
- (4) A second or subsequent notice of renewal may not be registered if an earlier notice of renewal has expired.
- (5) Where the notice of liability for expenses mentioned in subsection (1) was registered on the application of—
  - (a) the Scottish Ministers, a notice of renewal may be registered only on the application of the Scottish Ministers,
  - (b) a planning authority, a notice of renewal may be registered only on the application of that authority.
- (6) A notice of renewal expires at the end of the period of 5 years beginning with the date of its registration.
- (7) The Keeper of the Registers of Scotland is not required to investigate or determine whether the information contained in any notice of renewal submitted for registration is accurate.

#### **50D Notice of determination following representations under section 50**

- (1) Subsections (2) and (3) apply where—
  - (a) a notice of liability for expenses (in this section, the “original notice”) in relation to a listed building, or a notice of renewal in relation to the original notice, is registered, and
  - (b) the owner of the listed building has made representations to the Scottish Ministers under section 50(4) or (6).
- (2) Where the original notice was registered on the application of a planning authority, the authority must, as soon as reasonably practicable after the Scottish Ministers give notice of their determination under section 50(5), apply to register a notice (a “notice of determination”) in the form prescribed under section 50G.
- (3) Where the original notice was registered on the application of the Scottish Ministers, the Scottish Ministers must, as soon as reasonably practicable after making their determination under section 50(4) or (6), apply to register a notice of determination.
- (4) A notice of determination must specify the amount given by the Scottish Ministers as the amount recoverable in connection with a notice of determination under section 50(5).
- (5) Where the amount recoverable (“amount A”) is less than the amount specified as the expenses of the works in the original notice (“amount B”), amount B is, on registration of the notice of determination, to be treated as amount A.
- (6) The Keeper of the Registers of Scotland is not required to investigate or determine whether the information contained in any notice of determination submitted for registration is accurate.

---

*Changes to legislation: Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, Cross Heading: Liability of owner and successors for expenses of works executed under section 49 is up to date with all changes known to be in force on or before 19 May 2023. 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*

---

### **50E Discharge of notice of liability for expenses and notice of renewal**

- (1) Subsections (2) and (3) apply where—
  - (a) a notice of liability for expenses (in this section, the “original notice”) in relation to a listed building, or a notice of renewal in relation to the original notice, is registered, and
  - (b) any liability for expenses under section 50(2) to which the original notice relates has been fully discharged.
- (2) Where the original notice was registered on the application of a planning authority, the authority must apply to register a notice (a “notice of discharge”) in the form prescribed under section 50G stating that liability has been fully discharged.
- (3) Where the original notice was registered on the application of the Scottish Ministers, the Scottish Ministers must apply to register a notice of discharge.
- (4) On being registered, a notice of discharge—
  - (a) discharges the notice of liability for expenses, or
  - (b) where a notice of renewal in relation to the original notice is registered, discharges the notice of renewal.
- (5) The Keeper of the Registers of Scotland is not required to investigate or determine whether the information contained in any notice of discharge submitted for registration is accurate.

### **50F Meaning of “register” in relation to notices**

In relation to—

- (a) a notice of liability for expenses,
- (b) a notice of renewal,
- (c) a notice of determination,
- (d) a notice of discharge,

“register” means register the information contained in the notice in question in the Land Register of Scotland or, as appropriate, record the notice in question in the Register of Sasines; and “registered” and other related expressions are to be construed accordingly.

### **50G Power to prescribe forms**

- (1) The Scottish Ministers may prescribe—
  - (a) the form of the notices mentioned in subsection (2), and
  - (b) the information to be contained in such notices (in addition to any required to be contained in them by virtue of any other provision of this Act).
- (2) The notices are—
  - (a) a notice of liability for expenses,
  - (b) a notice of renewal,
  - (c) a notice of determination,
  - (d) a notice of discharge.]

**Changes to legislation:**

Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, Cross Heading: Liability of owner and successors for expenses of works executed under section 49 is up to date with all changes known to be in force on or before 19 May 2023. 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.

[View outstanding changes](#)

**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. 82(1)(aa)-(ad) inserted by [2006 asp 17 s. 55\(5\)](#)