



Commonhold and Leasehold Reform Act 2002

2002 CHAPTER 15

PART 1

COMMONHOLD

Commonhold unit

13 Joint unit-holders

- (1) Two or more persons are joint unit-holders of a commonhold unit if they are entitled to be registered as proprietors of the freehold estate in the unit (whether or not they are registered).
- (2) In the application of the following provisions to a unit with joint unit-holders a reference to a unit-holder is a reference to the joint unit-holders together—
 - (a) ^{F1}
 - (b) section 15(1)^{F2} . . . ,
 - (c) ^{F1}
 - (d) section 20(1),
 - (e) section 23(1),
 - (f) section 35(1)(b), [^{F3} and]
 - (g) ^{F1}
 - (h) ^{F1}
 - (i) section 47(2).
- (3) In the application of the following provisions to a unit with joint unit-holders a reference to a unit-holder includes a reference to each joint unit-holder and to the joint unit-holders together—
 - (a) section 1(1)(c),

^{F4}(aa) section 14(3),

Changes to legislation: There are currently no known outstanding effects for the Commonhold and Leasehold Reform Act 2002, Section 13. (See end of Document for details)

- (ab) section 15(3),]
 - (b) section 16,
 - [^{F5}(ba) section 19(2) and (3),]
 - (c) section 31(1)(b), (3)(b), (5)(j) and (7),
 - (d) section 32(4)(a) and (c),
 - (e) section 35(1)(a), (2) and (3),
 - (f) section 37(2),
 - [^{F6}(fa) section 38(1),
 - [section 38A(1),]
 - ^{F7}(faa)
 - (fb) section 39(2),]
 - (g) section 40(1), and
 - (h) section 58(3)(a).
- (4) Regulations under this Part which refer to a unit-holder shall make provision for the construction of the reference in the case of joint unit-holders.
- (5) Regulations may amend subsection (2) or (3).
- (6) Regulations may make provision for the construction in the case of joint unit-holders of a reference to a unit-holder in—
- (a) an enactment,
 - (b) a commonhold community statement,
 - (c) the [^{F8}articles of association] of a commonhold association, or
 - (d) another document.

Textual Amendments

- F1** S. 13(2)(a)(c)(g)(h) omitted (27.9.2004) by virtue of [The Commonhold Regulations 2004 \(S.I. 2004/1829\)](#), **regs. 1(1), 2(3)(a)**
- F2** Words in s. 13(2)(b) omitted (27.9.2004) by virtue of [The Commonhold Regulations 2004 \(S.I. 2004/1829\)](#), **regs. 1(1), 2(3)(b)**
- F3** Word in s. 13(2)(c) inserted (27.9.2004) by [The Commonhold Regulations 2004 \(S.I. 2004/1829\)](#), **regs. 1(1), 2(3)(c)**
- F4** S. 13(3)(aa)(ab) inserted (27.9.2004) by [The Commonhold Regulations 2004 \(S.I. 2004/1829\)](#), **regs. 1(1), 2(4)(a)**
- F5** S. 13(3)(ba) inserted (27.9.2004) by [The Commonhold Regulations 2004 \(S.I. 2004/1829\)](#), **regs. 1(1), 2(4)(b)**
- F6** S. 13(3)(fa)(fb) inserted (27.9.2004) by [The Commonhold Regulations 2004 \(S.I. 2004/1829\)](#), **regs. 1(1), 2(4)(c)**
- F7** S. 13(3)(faa) inserted (28.4.2022 for specified purposes, 6.4.2023 in so far as not already in force) by [Building Safety Act 2022 \(c. 30\)](#), **ss. 114(2), 170(2)** (with s. 164); S.I. 2023/362, **reg. 3(1)(z11)**
- F8** Words in s. 13(6)(c) substituted (1.10.2009) by [The Companies Act 2006 \(Consequential Amendments, Transitional Provisions and Savings\) Order 2009 \(S.I. 2009/1941\)](#), **Sch. 1 para. 194(5)** (with art. 10)

Changes to legislation:

There are currently no known outstanding effects for the Commonhold and Leasehold Reform Act 2002, Section 13.