



Leasehold Reform (Ground Rent) Act 2022

2022 CHAPTER 1

Application of Act

1 Regulated leases

- (1) In this Act a “regulated lease” means a lease which meets the following conditions—
- (a) it is a long lease of a single dwelling,
 - (b) it is granted for a premium,
 - (c) it is granted on or after the relevant commencement day, otherwise than in pursuance of a contract made before that day, and
 - (d) when it is granted, it is not an excepted lease,
- (but see [subsection \(5\)](#)).
- (2) The “relevant commencement day”, in relation to a lease, is the day on which this Act comes fully into force in relation to leases of that kind (see section 25).
- (3) For the purposes of [subsection \(1\)\(c\)](#) “contract” does not include an option or right of first refusal.
- (4) In this Act references to the grant of a lease include the case where, by virtue of any variation of a lease, there is a deemed surrender and regrant.
- (5) Where there is a deemed surrender and regrant by virtue of the variation of a lease which is—
- (a) a regulated lease, or
 - (b) a lease granted before the relevant commencement day,
- [subsection \(1\)](#) applies as if [paragraph \(b\)](#) were omitted.

Commencement Information

- I1** S. 1 not in force at Royal Assent, see [s. 25\(2\)](#)
- I2** S. 1 in force at 30.6.2022 for specified purposes by [S.I. 2022/694](#), [reg. 3](#)

Changes to legislation: There are currently no known outstanding effects for the Leasehold Reform (Ground Rent) Act 2022, Section 1. (See end of Document for details)

I3 S. 1 in force at 1.4.2023 in so far as not already in force by S.I. 2022/694, reg. 4

Changes to legislation:

There are currently no known outstanding effects for the Leasehold Reform (Ground Rent) Act 2022, Section 1.