



Building Safety Act 2022

2022 CHAPTER 30

PART 4

HIGHER-RISK BUILDINGS

Meaning of “accountable person” and other key definitions

73 Meaning of “principal accountable person”

- (1) In [this Part](#) the “principal accountable person” for a higher-risk building is—
- (a) in relation to a building with one accountable person, that person;
 - (b) in relation to a building with more than one accountable person, the accountable person who—
 - (i) holds a legal estate in possession in the relevant parts of the structure and exterior of the building, or
 - (ii) is within [section 72\(1\)\(b\)](#) because of a relevant repairing obligation (within the meaning of that section) in relation to the relevant parts of the structure and exterior of the building.
- (2) For the purposes of this section—
- (a) the reference to “the relevant parts of the structure and exterior” of a building is to its structure and exterior except so far as included in a demise of a single dwelling or of premises to be occupied for the purposes of a business;
 - (b) the reference to “possession” does not include the receipt of rents and profits or the right to receive the same.
- (3) [Subsection \(1\)\(b\)](#) is subject to [section 75\(2\)](#) (powers of tribunal where more than one accountable person is within [subsection \(1\)\(b\)](#)).

Commencement Information

- II** S. 73 in force at Royal Assent for specified purposes, see [s. 170\(2\)\(a\)](#)

Changes to legislation: There are currently no known outstanding effects for the Building Safety Act 2022, Section 73. (See end of Document for details)

I2 S. 73 in force at 6.4.2023 in so far as not already in force by S.I. 2023/362, **reg. 3(1)(z1)**

Changes to legislation:

There are currently no known outstanding effects for the Building Safety Act 2022, Section 73.