



Landlord and Tenant Act 1927

1927 CHAPTER 36 17 and 18 Geo 5

PART I

COMPENSATION FOR IMPROVEMENTS AND GOODWILL ON
THE TERMINATION OF TENANCIES OF BUSINESS PREMISES

17 Holdings to which Part I. applies.

- (1) The holdings to which this Part of this Act applies are any premises held under a lease, other than a mining lease, made whether before or after the commencement of this Act, and used wholly or partly for carrying on thereat any trade or business, and [^{F1}not being—
 - (a) agricultural holdings within the meaning of the Agricultural Holdings Act 1986 held under leases in relation to which that Act applies, or
 - (b) holdings held under farm business tenancies within the meaning of the Agricultural Tenancies Act 1995.]
- (2) This Part of this Act shall not apply to any holding let to a tenant as the holder of any office, appointment or employment, from the landlord, and continuing so long as the tenant holds such office, appointment or employment, but in the case of a tenancy created after the commencement of this Act, only if the contract is in writing and expresses the purpose for which the tenancy is created.
- (3) For the purposes of this section, premises shall not be deemed to be premises used for carrying on thereat a trade or business—
 - (a) by reason of their being used for the purpose of carrying on thereat any profession;
 - (b) by reason that the tenant thereof carries on the business of subletting the premises as residential flats, whether or not the provision of meals or any other service for the occupants of the flats is undertaken by the tenant:

Provided that, so far as this Part of this Act relates to improvements, premises regularly used for carrying on a profession shall be deemed to be premises used for carrying on a trade or business.

Changes to legislation: There are currently no known outstanding effects for the
Landlord and Tenant Act 1927, Section 17. (See end of Document for details)

- (4) In the case of premises used partly for purposes of a trade or business and partly for other purposes, this Part of this Act shall apply to improvements only if and so far as they are improvements in relation to the trade or business.

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Textual Amendments

- F1** S. 17(1)(a)(b) and the preceding words substituted for words in s. 17(1) (1.9.1995) by 1995 c. 8, ss. 40, 41(2), **Sch. para. 5** (with s. 37)

Changes to legislation:

There are currently no known outstanding effects for the Landlord and Tenant Act 1927, Section 17.