

# Commercial Rent (Prohibition of Upward-Only Reviews) Bill

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[AS INTRODUCED]

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[AS INTRODUCED]

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# B I L L

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Prohibit the use of upward-only rent review clauses in commercial rent agreements; to nullify existing such clauses; and for connected purposes.

**B**E IT ENACTED by the Queen’s most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows:—

## **1 Prohibition of upward-only rent review clauses**

- (1) No commercial rent agreement in England may specify that a review of the rent payable may only determine that the rent should be increased, subject to the exception in subsection (2).
- (2) The exception is that where the rent payable is lower than the rent payable when the agreement was first entered into (“the initial rent”), the agreement may provide for an upward-only rent review up to the level of the initial rent.
- (3) Any provision of any commercial rent agreement which purports to permit a rent review in contravention of subsection (1) is void.
- (4) For the purposes of this section, “commercial rent agreement” means a tenancy to which Part 2 of the Landlord and Tenant Act 1954 applies.

## **2 Commencement, extent and short title**

- (1) This Act comes into force at the end of the period of six months beginning with the day on which it is passed.
- (2) This Act extends to England and Wales only.
- (3) This Act may be cited as the Commercial Rent (Provision of Upward-Only Reviews) Act 2022.

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*Presented by Sarah Olney*

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Ordered, by The House of Commons, to be  
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