

Mr. Laurenson.

AGRICULTURAL TENANT RIGHT.

ANALYSIS.

<p>Title. Preamble. 1. Short Title. 2. Interpretation.</p>	<p>3. Rights of agricultural tenants extended. Pro- viso. Further proviso. 4. Principal Act modified.</p>
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A BILL INTITULED

AN ACT to extend the Rights of Agricultural Tenants to Fixtures and other Improvements made by them. Title.

5 WHEREAS the law relating to the rights of agricultural tenants to their fixtures and other improvements is determined by the provisions of Statutes 14 and 15 Victoria, Chapter XXV., an Act of the Imperial Parliament generally cited as "The Landlord and Tenant Act," the same having been adopted for New Zealand by "The English Acts Act, 1854": And whereas the said Act does not now 10 adequately protect the rights of agricultural tenants: Preamble.

BE IT THEREFORE ENACTED by the General Assembly of New Zealand in Parliament assembled, and by the authority of the same, as follows:—

1. The Short Title of this Act is "The Agricultural Tenant 15 Right Act, 1905"; and it shall be read with and form part of Statutes 14 and 15 Victoria, Chapter XXV. (hereinafter called "the principal Act"). Short Title.

2. In this Act, if not inconsistent with the context,— 20 "Agricultural tenant" means a tenant who holds the land to which this Act relates from a private landlord for agricultural or pastoral purposes; and also includes a market-gardener who holds from a private landlord: Interpretation.

25 "Improvements" has the meaning defined by "The Land and Income-tax Assessment Act, 1900" (section three); but includes, in addition, any benefit imparted to the land by the labour and expenditure of the tenant during his term, the benefit of which was unexhausted at the date of the determination of the lease and for which a Court of equity would credit the tenant:

30 "Due notice" means the notice in writing prescribed by the principal Act.

Rights of agricultural tenants extended.

3. From and after the coming into operation of this Act an agricultural tenant shall be entitled to the benefit of all fixtures and other improvements, whether the same were made without the consent of the landlord :

Proviso.

Provided that, except in the case of the determination of a lease otherwise than by effluxion of time, the tenant shall be required to give due notice to the landlord : 5

Further proviso.

Provided further that this Act shall not apply to leases made and entered into prior to the coming into operation of this Act.

Principal Act modified.

4. The principal Act is hereby modified in so far as the same is inconsistent with the provisions of this Act. 10