

Reprint
as at 1 January 2008

Grantees of Reversions Act 1540

Grantees of Reversions Act 1540: ceased to have effect as part of the laws of New Zealand, on 1 January 2008, pursuant to section 365(1) of the Property Law Act 2007 (2007 No 91).

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Note

Changes authorised by section 17C of the Acts and Regulations Publication Act 1989 have been made in this eprint.

A general outline of these changes is set out in the notes at the end of this eprint, together with other explanatory material about this eprint.

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- 2 Lessees may have action of covenant, etc against such grantees. 4
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Graunties of Reversions

- 1 Covenants in leases, etc not available, by Common Law, except to parties or privies thereto; grantees of the Lands of Religious Houses dissolved, and all grantees of reversions in lands, etc shall have advantage of all covenants against the lessees of such lands.**

WHERE bifore this tyme divers aswell temporall as ecclesiasticall and religiose personnes, have made sundry leases demyses and grauntis to divers other persones of sundry manours lordshipps fermes meases landis tenementis medowes pastures or other hereditamentis for terme of life or lifes or for terme of yeres, by writing undre their seale or sealis conteyning certain conditions convenantis and agreamentis to be perfourmed as well on the parte and bihalfe of the said leases and grauntis¹ their executours and assigneis, as on the behalf of the said lessours and grantours their heirs and successours; And forasmuche as by the comon lawe of this Realme no straunger to any covenant action or condition shall take any advantage or benefite of the same by any meanes or wayes in the lawe, but onely suche as be parties or privies therunto, by the reason wherof as well all grauntis² of reversions as also all grauntees and patentis³ of the King our Souveraine Lorde of sundrie manours lordeships graunges fermes meases landis tenementis medowes pastures or other hereditamentis, late bilonging to monasteries and other religiose and ecclasticall houses dissolved suppressid renoucid relinquished forfaicted geven up or by other meanes come to thandis and possession of the King Majesty syns the fourth day of February the xxvijth yere of his mooste noble reigne, be excluded to have any entree or action against

¹ lessees O.

² graunties O.

³ patentyes O.

the said lessees⁴ and grauntees their executours or assigneis whiche the lessours bifore that tyme mought by the lawe have had against the same lessees⁴ for the breache of any condition covenant or agreement comprised in the indentures of their said lessees demises and grauntes: Be it therefore enacted by the King our Souveraine Lorde the Lordes spuall and temporall and the Commons in this present plament assembled and by auctoritie of the sam, that aswell all and every persone & persones and bodies politike their heires successours and assigneis, whiche have or shal have any gifte or graunte of our said Souveraine Lorde by his tres patentis of anny lordeships mannours landis tentis rentis personnages tithes portions or any other hereditaments, or of anny reversion or reversions of the same, which did bilonge and appertaine to any of the said monasteries and other religieuse and eccliastringall houses dissolved suppressid relinquished forfaicted or by any other meanes come to the Kinges handes syns the said iijijth day of February the xxvij yere of his moost noble reigne, or whiche at any tyme heretofore did bilonge or appertayne to any other persone or personnes and aftre came to thandis of our said Souveraine Lorde, as also all other personnes being grauntees or assigneis to or by our said Souveraine Lorde the King, or to or by any other persone or personnes than the Kings Highnes, and their executours successours and assigneis of everie of them, shall and may have and enjoye like advantage against the lessees¹ their executours administratours and assigneis, by entree for none payment of the rent or for doing of wast or other forfaicture, And also shall and may have and enjoye all and every suche like and the same advantage benefite and remedies by action onely for not perfourmyng of other conditions convenantis or agreementis conteynid and expressid in the Endentures of their said leases dymyses or grauntes, against all and every the said lessees¹ and fermours and graunties their executours administratours and assigneis, as the said lessours or grantours them selfis or their heires or successours ought shuld or might have had and enjoyed at any tyme or tymes, in like manner and fourme as

⁴ lessees.

if the reversion of such landis tenementis or hereditamets had not come to thandis of our said Souveraine Lorde, or as our said Souveraine Lorde his heires and successours shuld or might have had and enjoyed in certaine cases by vertue of the acte made at the first cession of this present parlament if no such grante by tres patentes had ben made by his Highnes.

2 Lessees may have action of covenant, etc against such grantees.

MOREOVER be it enacted by auctoritie aforesaid that all fermours lessees and grantees of lordeshippis manours landis tenementis rentis personages tithes portions or anny other hereditamentis for terme of yeres life or lyfes their executours administratours and assigneis, shall and may have like action avantage and remedy againste all and everie personne and personnes and bodies politike their heires successours and assigneis, whiche have or shal have any gifte or graunte of our Souveraine Lorde the Kinge or of anny other personne or personnes of the revision of the same manours landis tentis and other hereditamentis so letten or any pcell thereof, for any condition covenant or agreament conteynid or expressid in the indenture of their leasse and leasses as the same leases¹ or anny of them might and shulde have had against their said leassours and grauntours their heires or successours; all benefites and advantages of recoveres by reason of anny warraunty in deede or in lawe by voucher or otherwise onely exceptid.

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Notes

1 *General*

This is an eprint of the Grantees of Reversions Act 1540. It incorporates all the amendments to the Act as at 1 January 2008. The list of amendments at the end of these notes specifies all the amendments incorporated into this eprint since 3 September 2007. Relevant provisions of any amending enactments that contain transitional, savings, or application provisions are also included, after the Principal enactment, in chronological order.

2 *About this eprint*

This eprint has not been officialised. For more information about officialisation, please see “Making online legislation official” under “Status of legislation on this site” in the About section of this website.

3 *List of amendments incorporated in this eprint (most recent first)*

Property Law Act 2007 (2007 No 91): section 365(1)
