

General Licence – Publication Notice

General licence - INT/2026/10050568

OFSI has the power to issue General Licences for country sanctions regimes under the Sanctions and Anti-Money Laundering Act 2018 (“the Sanctions Act”).

On 12 October 2026, OFSI issued General Licence INT/2026/10050568 under the 26 UK Autonomous Regulations listed in Annex I, which allows for DPs or Persons acting on behalf of DPs to make payments to a UK Bank Account held by a UK Landlord, Managing Agent or a Person acting on behalf of the Landlord for Ground Rent, Service Charges and Late payment fees in respect of a Relevant Property situated in England or Wales.

Any persons intending to use General Licence INT/2026/10050568 should consult the copy of the Licence for full details of the definition, permissions, and usage requirements.

For the purposes of General Licence INT/2026/10050568:

DP means those individuals or entities designated (or owned or controlled by an individual or entity designated) for the purposes of an asset freeze by the UK under the UK Autonomous Sanctions Regulations, excluding those designated for the purpose of compliance with United Nations obligations.

Eligible Lease means a lease of Relevant Property, under a Lease Agreement, which falls within all of sub-sections 1(1)(a), (b) and (d) of the Leasehold Reform (Ground Rent) Act 2022, and to which a DP became party as landlord or tenant (whether by grant, assignment or otherwise) prior to the date on which they became a DP. When determining when a DP (“C”) who is owned or controlled by an individual or entity designated for the purposes of an asset freeze (“P”) became a DP, C is to be treated as having become a DP at the same time as P.

Ground Rent means the rent reserved by, or payable under an Eligible Lease agreement as consideration for the grant or continuance of the leasehold interest, whether payable periodically or otherwise, but excluding any amount of payable in respect of services, repairs, maintenance, improvements, insurance or management.

Lease Agreement means any legally binding agreement for the lease of commercial or residential property under which a tenant is granted exclusive possession for a defined term in return for rent.

Landlord means a person who grants exclusive possession of property under a Lease Agreement in return for rent and to whom any Service Charge, Ground Rent under that agreement are payable.

Late Payment fees means interest or other default charges expressly payable under an Eligible Lease solely in respect of late payment of Service Charge or Ground Rent which fell due before the Date of Issue of this General Licence, but excludes legal costs, enforcement costs, collection charges and any other ancillary fees.

Managing Agent means a person appointed by, or acting on behalf of, a Landlord to administer or manage a Relevant Property, including the collection, receipt, or processing of Service Charges and/or Ground Rent arising in relation to that Relevant Property.

Person means an individual or a body of persons corporate or unincorporate but does not include a DP.

Relevant Person means land situated in the England or Wales, including any freehold or leasehold interest in such property.

Service Charge means an amount payable under an Eligible Lease and supported by a demand/invoice:—(a) which is payable, directly or indirectly, for services, repairs, maintenance, improvements or insurance, and (b) the whole or part of which varies or may vary according to the relevant costs (excluding managing agent fees).

Tenant means a person granted exclusive possession of property under a Lease Agreement in return for rent, and who is responsible for any Service Charge and/or Ground Rent under that agreement.

UK Bank Account means an account held in the United Kingdom with a Relevant Institution.

A Relevant UK Institution is:

- A person that has permission under Part 4A of the Financial Services and Markets Act 2000 (permission to carry on regulated activity).
- A person that is authorised or registered under Part 2 of the Payment Services Regulations (SI 2017/752).
- A person that is authorised or registered under Part 2 of the Electronic Money Regulations (SI 2011/99).
- A person that is a “recognised clearing house”, “third country central counterparty”, “recognised CSD” or “third country CSD” for the purposes of s.285 of the Financial Services and Markets Act 2000.
- A person that is an operator of a recognised payment system (or that is a service provider in relation to recognised payment systems) for the purposes of Part 5 of the Banking Act 2009.

Under General Licence INT/2026/10050568:

Subject to the below paragraph, the DPs or a Person acting on behalf of the DPs may make payments for:

4.1 in circumstances where a DP is the Tenant of a Relevant Property, the DP, or a Person acting on behalf of the DP, may make payments to a UK Bank Account held by the Landlord, Managing Agent or a Person acting on behalf of the Landlord, of Service Charge, Ground Rent and Late Payment Fees, in each case incurred in respect of an Eligible Lease, pursuant to the relevant Lease Agreement; and

4.2a Landlord, Managing Agent or Person acting on their behalf may receive the payments into the UK Bank Account made under paragraphs 4.1 and 4.2, and may:

4.2.1 (in relation to a payment under paragraph 4.1) transfer the funds to the UK Bank Account of the superior Landlord (if any), or their Managing Agent or a Person acting on their behalf; and

4.2.2 hold any overpayment as credit for application to future Service Charge and/or Ground Rent liabilities payment of which is permitted under paragraph 4.1 or 4.2.

The reporting conditions and record keeping conditions for the DPs, Persons, Relevant UK Institutions are set out in the General Licence.

General

The permissions in General Licence INT/2026/10050568 do not authorise any act which the Person, DP or Relevant UK Institutions carrying out the act know, or have reasonable grounds for suspecting, will result in a breach of any part of the UK Autonomous Sanctions Regulations, save as permitted under this or other licences granted under the UK Autonomous Sanctions Regulations.

General Licence INT/2026/10050568 takes effect from 12 October 2026 and expires at 23:59 on 11 October 2027.

Office of Financial Sanctions Implementation

HM Treasury