

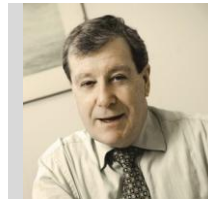
Difference between a Sublease and a Licence



- A Sublease is a legal interest in land. Will bind the Sublessor's successors in title. A Licence will only do this in certain situations.
- A licence cannot be registered.
- A sublessee has an automatic right to assign unless the sublease prohibits this. A licence can only do this if the terms of the Licence specifically allow for it.
- A sublessee has exclusive possession of the premises and may sue for nuisance of trespass. A licence typically grants the licensee a personal right to enter for a specified purpose.
- The prohibition on the right to distrain does not apply to Licences. A Licence can provide the Licensor with a right to distrain.

We can help!

Please call for more information.



Rory MacDonald by phone (09) 307 3324 or by email rory@mllaw.co.nz

92 Parnell Road, Parnell, Auckland 1052 | P O Box 37851, Parnell, Auckland 1151
P: +64 9 307 3324 | F: +64 9 307 3325 | www.mllaw.co.nz | info@mllaw.co.nz

Important: This information is provided as a guide only and is not intended to be legal advice. You are strongly recommended to consult the services of an experienced lawyer.