

Order for Enforcement of the Act on Land and Building Leases

(Cabinet Order No. 187 of May 2, 2022)

The Cabinet hereby enacts this Cabinet Order pursuant to the provisions of Article 38, paragraph (4) of the Act on Land and Building Leases (Act No. 90 of 1991).

- (1) The consent under the provisions of Article 38, paragraph (4) of the Act on Land and Building Leases is to be obtained by a lessor of a building by a means specified by Ministry of Justice Order which is in writing or by a means using an electronic data processing system or any other means that uses information and communications technology (referred to as a "document, etc." in the following paragraph) from the lessee of the building, by indicating to the lessee of the building the type and content of the electronic or magnetic means to be used to provide the matters by electronic or magnetic means under the provisions of that paragraph in advance, as specified by Ministry of Justice Order.
- (2) Even if a lessor of a building has obtained the consent referred to in the preceding paragraph, when the lessee of the building related to that consent has made a notification in writing or by equivalent means to the effect that they will not receive provision of the matters by electronic or magnetic means under the provisions of Article 38, paragraph (4) of the Act on Land and Building Leases, the lessor must not provide the matters by the electronic or magnetic means; provided, however, that this does not apply if the lessor has obtained the consent referred to in the preceding paragraph at another time from the lessee of the building after the notification has been made.

Supplementary Provisions

This Cabinet Order comes into effect as of the date on which the provisions of Article 35 of the Act on the Arrangement of Related Laws for the Formation of a Digital Society (Act No. 37 of 2021) comes into effect (May 18, 2022).