

STATUTES

Made at WESTMINSTER, Anno Regni CAROLI II. Regis Angliæ,
&c. vicesimo nono and A. D. 1676.

CAP. III.

An Act for Prevention of Frauds and Perjuries.

For Prevention of many fraudulent Practices, which are commonly endeavoured to be upheld by Perjury, and Subornation of Perjury; (2) Be it enacted by the King's most excellent Majesty, by and with the Advice and Consent of the Lords Spiritual and Temporal, and the Commons in this present Parliament assembled, and by the Authority of the same, That from and after the four and twentieth Day of *June*, which shall be in the Year of our Lord one thousand six hundred seventy and seven, all Leases, Estates, Interests of Freehold, or Terms of Years, or any uncertain Interest of, in, or out of any Messuages, Manors, Lands, Tenements or Hereditaments made or created by Livery and Seisin only, or by Parol, and not put in Writing, and signed by the Parties so making or creating the same, or their Agents thereunto lawfully authorized *by Writing, shall have the Force and Effect of Leases **509** or Estates at Will only, and shall not either in Law or Equity be deemed or taken to have any other or greater Force or Effect; any Consideration for making any such Parol Leases or Estates, or any former Law or Usage to the contrary notwithstanding.

II. Except nevertheless all Leases not exceeding the Term of three Years from the Making thereof, whereupon the Rent reserved to the Landlord, during such Term, shall amount unto two third Parts at least of the full improved Value of the Thing demised.

III. And moreover, That no Leases, Estates, or Interests, either of Freehold, or Terms of Years, or any uncertain Interest, not being Copyhold, or customary Interest, of, in, to, or out of any Messuages, Manors, Lands, Tenements, or Hereditaments, shall at any Time after the said four and twentieth Day of *June*,