



Accommodation Agencies Act 1953

1953 CHAPTER 23 1 and 2 Eliz 2

1 **Illegal commissions and advertisements.**

- (1) Subject to the provisions of this section, any person who, . . . ^{F1} —
- (a) demands or accepts payment of any sum of money in consideration of registering, or undertaking to register, the name or requirements of any person seeking the tenancy of a house;
 - (b) demands or accepts payment of any sum of money in consideration of supplying, or undertaking to supply, to any person addresses or other particulars of houses to let; or
 - (c) issues any advertisement, list or other document describing any house as being to let without the authority of the owner of the house or his agent,
- shall be guilty of an offence.
- (2) A person shall not be guilty of an offence under this section by reason of his demanding or accepting payment from the owner of a house of any remuneration payable to him as agent for the said owner.
- (3) A person being a solicitor^{F2} or an authorised person] shall not be guilty of an offence under this section by reason of his demanding or accepting payment of any remuneration in respect of business done by him as such.
- (4) A person shall not be guilty of an offence under this section by reason of his demanding or accepting any payment in consideration of the display in a shop, or of the publication in a newspaper, of any advertisement or notice, or by reason of the display or publication as aforesaid of an advertisement or notice received for the purpose in the ordinary course of business.
- (5) Any person guilty of an offence under this section shall be liable on summary conviction to a fine not exceeding [^{F3}level 3 on the standard scale] or to imprisonment for a term not exceeding three months, or to both such fine and imprisonment.
- (6) In this section the following expressions have the meanings hereby assigned to them that is to say:—

Changes to legislation: *Accommodation Agencies Act 1953, Section 1 is up to date with all changes known to be in force on or before 26 May 2023. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes*

[^{F4}“authorised person” means a person (other than a solicitor) who, for the purposes of the Legal Services Act 2007, is an authorised person in relation to an activity which is a reserved legal activity (within the meaning of that Act);]

“house” includes any part of a building which is occupied or intended to be occupied as a dwelling;

“newspaper” includes any periodical or magazine;

“owner”, in relation to a house, means the person having power to grant a lease of the house.

Textual Amendments

- F1** Words repealed by [Expiring Laws Act 1969 \(c. 61\), s. 1](#)
- F2** Words in [s. 1\(3\)](#) inserted (1.1.2010) by [Legal Services Act 2007 \(c. 29\), s. 211\(2\), Sch. 21 para. 22\(a\)](#) (with [ss. 29, 192, 193](#)); [S.I. 2009/3250, art. 2\(h\)](#)
- F3** Words substituted by virtue of (E.W.) [Criminal Justice Act 1982 \(c. 48, SIF 39:1\), ss. 38, 46](#) and (S.) [Criminal Procedure \(Scotland\) Act 1975 \(c. 21, SIF 39:1\), ss. 289F, 289G](#)
- F4** Words in [s. 1\(6\)](#) inserted (1.1.2010) by [Legal Services Act 2007 \(c. 29\), s. 211\(2\), Sch. 21 para. 22\(b\)](#) (with [ss. 29, 192, 193](#)); [S.I. 2009/3250, art. 2\(h\)](#)

Modifications etc. (not altering text)

- C1** [S. 1\(3\)](#) amended (E.W.) (01.01.1992) by [S.I. 1991/2684, arts. 2, 4, Sch.1.](#)

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Changes and effects yet to be applied to :

- s. 1(5) words repealed by [2003 c. 44 Sch. 37 Pt. 9](#)