



Accommodation Agencies Act 1953

1953 CHAPTER 23 1 and 2 Eliz 2

An Act to prohibit the taking of certain commissions in dealings with persons seeking houses or flats to let and the unauthorised advertisement for letting of houses and flats. [14th July 1953]

Modifications etc. (not altering text)

- C1 Act excluded (London) by [London Government Act 1963 \(c. 33\), s. 22\(5\)](#); made permanent by [Expiring Laws Act 1969 \(c. 61\), s. 1](#)

Commencement Information

- II Act wholly in force at 14.08.1953 see [s. 2\(3\)](#)

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.

Changes to legislation: *Accommodation Agencies Act 1953 is up to date with all changes known to be in force on or before 25 August 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*

- (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:—
- ^{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)

- C2** S. 1(3) amended (E.W.) (01.01.1992) by [S.I. 1991/2684, arts. 2, 4, Sch.1](#).

2 †Short title, extent, commencement and duration.

- (1) This Act may be cited as the Accommodation Agencies Act 1953.
- (2) This Act shall not extend to Northern Ireland.
- (3) This Act shall come into operation one month after the date on which it is passed.
- (4) ^{F5}

Textual Amendments

- F5** [S. 2\(4\)](#) repealed by [Expiring Laws Act 1969 \(c. 61\), s. 1](#)

Modifications etc. (not altering text)

- C3** Unreliable marginal note.

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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](#)