



Immigration Act 2014

2014 CHAPTER 22

PART 3

ACCESS TO SERVICES ETC

CHAPTER 1

RESIDENTIAL TENANCIES

Penalty notices

25 Penalty notices: agents

- (1) Subsection (3) applies where—
 - (a) a landlord contravenes section 22, and
 - (b) a person acting as the landlord's agent (“the agent”) is responsible for the contravention.
- (2) For the purposes of this Chapter, an agent is responsible for a landlord's contravention of section 22 if (and only if)—
 - (a) the agent acts in the course of a business, and
 - (b) under arrangements made with the landlord in writing, the agent was under an obligation for the purposes of this Chapter to comply with the prescribed requirements on behalf of the landlord.
- (3) The Secretary of State may give the agent a notice requiring the agent to pay a penalty.
- (4) The amount of the penalty is such an amount as the Secretary of State considers appropriate, but the amount must not exceed [^{F1}£20,000].
- (5) The Secretary of State may by order amend the amount for the time being specified in subsection (4).

Changes to legislation: Immigration Act 2014, Section 25 is up to date with all changes known to be in force on or before 25 June 2024. 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

Textual Amendments

- F1** Sum in s. 25(4) substituted (13.2.2024) by [The Immigration Act 2014 \(Residential Accommodation\) \(Maximum Penalty\) Order 2024 \(S.I. 2024/81\)](#), arts. 1(2), **2(3)** (with art. 2(4))
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Commencement Information

- I1** S. 25 in force at 1.12.2014 for specified purposes by [S.I. 2014/2771](#), **art. 6(1)(f)**
- I2** S. 25 in force at 1.2.2016 for E. in so far as not already in force by [S.I. 2016/11](#), **art. 2(f)**
- I3** [S. 25\(5\)](#) in force at 14.12.2023 in so far as not already in force by [S.I. 2023/1245](#), **art. 2(b)**

Changes to legislation:

Immigration Act 2014, Section 25 is up to date with all changes known to be in force on or before 25 June 2024. 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.

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Changes and effects yet to be applied to :

- s. 25(5) coming into force by [S.I. 2023/1215 art. 2\(b\)](#) (This amendment not applied to legislation.gov.uk. S.I. 2023/1215 revoked before coming into force (28.11.2023) by S.I. 2023/1245, arts. 1(2), 3)
- specified provision(s) amendment to earlier commencing S.I. 2014/2771 by [S.I. 2015/371 art. 78](#)
- specified provision(s) savings for earlier commencing SI 2014/2771 by [S.I. 2014/2928 art. 2](#) (Amendment already reflected in Appended Commentary in EXTOES for 2014 SI2771.)

Changes and effects yet to be applied to the whole Act associated Parts and Chapters:

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 21(4A) inserted by [S.I. 2019/745 reg. 21\(2\)\(b\)](#) (This amendment not applied to legislation.gov.uk. Reg. 21(2)(3) omitted immediately before IP completion day by virtue of S.I. 2020/1309, regs. 1(2)(a), 48)
- s. 27(7) inserted by [S.I. 2019/745 reg. 21\(3\)\(b\)](#) (This amendment not applied to legislation.gov.uk. Reg. 21(2)(3) omitted immediately before IP completion day by virtue of S.I. 2020/1309, regs. 1(2)(a), 48)
- s. 70A(6A) inserted by [S.I. 2019/745 reg. 21\(7\)\(c\)](#) (This amendment not applied to legislation.gov.uk. Reg. 21(7) omitted immediately before IP completion day by virtue of S.I. 2020/1309, regs. 1(2)(a), 48)
- Sch. 3 para. 8A inserted by [2016 c. 19 Sch. 12 para. 16](#)