



# Tenant Fees Act 2019

## 2019 CHAPTER 4

### *General interpretation*

#### **27 Meaning of “letting agent” and related expressions**

- (1) In this Act “letting agent” means a person who engages in letting agency work (whether or not that person engages in other work).
- (2) In this Act “letting agency work” means things done by a person in the course of a business in response to instructions received from—
  - (a) a landlord who is seeking to find another person to whom to let housing, or
  - (b) a tenant who is seeking to find housing to rent.
- (3) A person is not a letting agent for the purposes of this Act if the person engages in letting agency work in the course of that person’s employment under a contract of employment.
- (4) A person who is an authorised person in relation to a reserved legal activity is not a letting agent when carrying on legal activity in response to instructions from a landlord or tenant who does not instruct that person to do other things within subsection (2).
- (5) In subsection (4)—
  - (a) “legal activity” and “reserved legal activity” have the meanings given by section 12 of the Legal Services Act 2007;
  - (b) “authorised person” has the meaning given by section 18 of that Act.