



Housing Act 2004

2004 CHAPTER 34

PART 5

HOME INFORMATION PACKS

Duties of a responsible person where a property is on the market

158 Duty to ensure authenticity of documents in other situations

- (1) Where a responsible person provides a potential buyer with, or allows a potential buyer to inspect, any document purporting to be—
 - (a) a copy of the home information pack for the property, or
 - (b) a copy of a document (or part of a document) included in that pack,the responsible person is under a duty to ensure that the document is authentic.
- (2) A document is not authentic for the purposes of subsection (1) unless, at the time when it is provided or inspected—
 - (a) it is a copy of the home information pack for the property or a document (or part of a document) included in that pack, as the case may be; and
 - (b) that pack or document complies with the requirements of any regulations under section 163.
- (3) In subsection (2) “the home information pack” means the pack intended by the responsible person to be the one required by section 155.
- (4) The duty under this section does not apply to anything provided in pursuance of the duty under section 156.

Modifications etc. (not altering text)

- C1** Ss. 155-159 restricted (1.6.2007) by [The Home Information Pack Regulations 2006 \(S.I. 2006/1503\)](#), [regs. 24-30](#) (which amending S.I. was revoked (1.6.2007) by [S.I. 2007/992, reg. 2](#))

Status: Point in time view as at 01/08/2007. This version of this provision has been superseded.

Changes to legislation: Housing Act 2004, Section 158 is up to date with all changes known to be in force on or before 30 July 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)

- C2** Ss. 155-159 restricted (1.6.2007) by [The Home Information Pack Regulations 2007 \(S.I. 2007/992\)](#), [regs. 28-34](#)
- C3** Ss. 155-159 restricted (2.7.2007) by [The Home Information Pack \(No. 2\) Regulations 2007 \(S.I. 2007/1667\)](#), [regs. 27-34](#)

Commencement Information

- I1** [S. 158](#) wholly in force at 6.4.2008; [s. 158](#) not in force at Royal Assent see [s. 270\(6\)](#); [s. 158](#) in force for certain purposes at 1.8.2007 by [S. I. 2007/1668](#), [arts. 2-4](#); [s. 158](#) in force for certain purposes at 10.9.2007 by [S.I. 2007/2471](#), [arts. 2-4](#); [s. 158](#) in force for certain purposes at 14.12.2007 by [S.I. 2007/3308](#), [arts. 2-4](#); [s. 158](#) in force in so far as not already in force at 6.4.2008 by [S.I. 2008/898](#), [art. 2](#)

Status:

Point in time view as at 01/08/2007. This version of this provision has been superseded.

Changes to legislation:

Housing Act 2004, Section 158 is up to date with all changes known to be in force on or before 30 July 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.