
EXPLANATORY NOTE

(This note is not part of the Order)

This Order repeals the Property Misdescriptions Act 1991 and makes consequential amendments to other enactments.

Since the introduction of the 1991 Act, [Directive 2005/29/EC](#) of the European Parliament and of the Council concerning unfair business-to-consumer commercial practices (OJNo. L 149, 11.6.2005, p 22) and [Directive 2006/114/EC](#) of the European Parliament and of the Council concerning misleading and comparative advertising (OJ No. L 376, 27.12.2006, p 21) have been implemented in the United Kingdom. They provide the same protection for consumers as the 1991 Act but in a broader and more modern framework. The 1991 Act has therefore become unnecessary.

Article 2 repeals the Property Misdescriptions Act 1991.

Article 3 and the Schedule make consequential amendments to other enactments.

An impact assessment has been prepared in relation to this Order and will be placed in the Library of each House of Parliament. Copies may also be obtained via www.gov.uk/government/uploads/system/uploads/attachment_data/file/34614/12-1154-estate-agents-market-regulatory-reform-impact.pdf.