

Housing (Scotland) Act 2006 and subordinate legislation

Requires you, when marketing residential property for sale in Scotland, to provide a Home Report, comprising a Property Questionnaire (filled in by the seller), an Energy Report (produced by a surveyor) and a Single Survey (a surveyor's assessment of the condition and value of the home).

For further information, see www.homereportscotland.gov.uk.

Money Laundering Regulations 2007 (the MLRs)

When you are carrying out estate agency work, these require you to take necessary steps to prevent money laundering or terrorist financing, for example to put in place procedures to identify clients and verify their identities before entering into a business relationship or transaction.

For further information, see www.oft.gov.uk/mlr.

Property Misdescriptions Act (PMA) 1991

When you are carrying out estate agency or property development, this requires you to describe residential and business properties for sale truthfully and prevents you from describing them in a misleading way. The specified matters covered by the legislation are wide ranging, and include location or address, aspect or view or outlook, measurements and sizes, and physical or structural characteristics.

For further information, see www.businesslink.gov.uk/bdotg/action.

The Government is considering whether to repeal the PMA. For further information on that see www.bis.gov.uk/Consultations.

Supply of Goods and Services Act 1982

Requires you, when providing services in the course of a business, to carry them out with reasonable care and skill.

For further information see www.businesslink.gov.uk/bdotg/action.

Unfair Contract Terms Act (UCTA) 1977

Requires you, when selling to consumers or to businesses, to observe restrictions on the use of clauses that seek to exclude or restrict liability for breach of contract, negligence or other breaches of duty.

For further information, see www.businesslink.gov.uk/bdotg/action.