

GOVERNMENT OF INDIA

MINISTRY OF HOUSING AND URBAN AFFAIRS

RAJYA SABHA

UNSTARRED QUESTION NO. 1524

TO BE ANSWERED ON MARCH 04, 2020

MODEL TENANCY LAW

NO. 1524 SHRI R. VAITHILINGAM :

Will the Minister of HOUSING AND URBAN AFFAIRS be pleased to state:

- (a) whether it is a fact that Government has proposed a Model Tenancy Law that States and Union Territories can enact to regulate renting of premises;
- (b) if so, the details thereof;
- (c) whether it is also a fact that it will help overhaul the legal framework vis-à-vis rental housing across the country; and
- (d) if so, the details thereof?

ANSWER

**THE MINISTER OF STATE (INDEPENDENT CHARGE) OF THE
MINISTRY OF HOUSING AND URBAN AFFAIRS**

(SHRI HARDEEP SINGH PURI)

- (a) to (d) Yes Sir. In order to meet the need for housing for migrant people and recognising the significance of rental housing in supplementing the vision of Housing for All, Ministry of Housing & Urban Affairs has prepared a draft Model Tenancy Act (MTA) with the aim to balance the rights and interests of both the tenant and owner by regulating renting of premises in an efficient and transparent manner. MTA also proposes speedy dispute resolution mechanism to settle disputes between owner & tenant.

The draft MTA intends to ensure formalizing the informal segment of rental housing, unlock vacant properties, increase rental yields, remove exploitative practices, increase transparency and discipline, repose confidence of investors and promote entrepreneurship in the sector.

Draft MTA was shared with the States and Union Territories (UTs) seeking their views and was also placed on the website of Ministry of Housing & Urban Affairs for public consultation. After approval of Union Cabinet, the draft MTA will be sent to States/UTs for adoption by way of enacting fresh legislation or amending existing rental laws suitably.
