

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
RAJYA SABHA
UNSTARRED QUESTION NO. 1745
ANSWERED ON 04/08/2025**

IMPLEMENTATION AND ENFORCEMENT OF THE MODEL TENANCY ACT, 2021

1745. MS. SWATI MALIWAL:

Will the Minister of *Housing and Urban Affairs* be pleased to state:

- (a) the details of States and Union Territories that have adopted or notified the Model Tenancy Act, along with the year of adoption;
- (b) the details of Rent Authorities, Rent Courts, and Rent Tribunals established since adoption, including the number of sanctioned posts and current vacancies at each level, States/UT-wise and year-wise;
- (c) the number of tenancy agreements registered with Rent Authorities in each State/UT since the Act's adoption; and
- (d) the number of cases filed and disposed of by Rent Courts and Rent Tribunals in each State/UT, year-wise since their establishment, including the average time taken for disposal?

ANSWER

**THE MINISTER OF STATE IN THE MINISTRY OF HOUSING AND URBAN AFFAIRS
(SHRI TOKHAN SAHU)**

(a) to (d) As per Entry 18 of List-II (State list) of the Seventh schedule of the Constitution of India, 'Land' and 'Colonization' are State subjects. Tenancies in States/ Union Territories are governed by their respective rental laws. However, to assist the States/Union Territories (UTs) in overhauling their tenancy legislations to promote rental housing in the Country, Ministry of Housing and Urban Affairs prepared a Model Tenancy Act (MTA). After the approval of MTA by Union Cabinet, it was circulated to all States and UTs on 7th June, 2021 for adoption by way of either enacting fresh legislation or amending existing rental laws suitably. As per information available with the Ministry, the following States/UTs have aligned their tenancy act with MTA:

- The Assam Tenancy Act, 2021 and the Arunachal Pradesh Tenancy Act, 2022 were notified on 27th September, 2021 and 14th November, 2022 respectively.
- The Union Cabinet approved (i) the Andaman and Nicobar Islands Tenancy Regulation, 2023, (ii) the Dadra and Nagar Haveli and Daman and Diu Tenancy Regulation, 2023 and (iii) the Lakshadweep Tenancy Regulation, 2023 on 4th October, 2023.

Further, States of Andhra Pradesh, Tamil Nadu, Uttarakhand and Uttar Pradesh have already notified Tenancy Acts based on earlier draft of MTA and they have been requested to align their tenancy laws with the latest version of MTA.

The data sought is not centrally maintained by this Ministry
