

GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA

UNSTARRED QUESTION NO. 1778

TO BE ANSWERED ON FEBRUARY 11, 2021

BACKGROUND OF RERA

NO. 1778. SHRI G.S. BASAVARAJ:

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

- (a) whether the Real Estate (Regulation & Development) Act had been in the making for more than a decade and if so, the details thereof;**
- (b) whether the Act has many infirmities regarding the interests of home buyers and if so, the details thereof;**
- (c) whether many State Governments attempted to inflict depth-charges on RERA, a Central Act by enacting their own State laws and refusing to implement RERA;**
- (d) if so, the details thereof; and**
- (e) the number of States/UTs which have notified the rules or set up regulatory authorities or Appellate Tribunals thereunder?**

ANSWER

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

(SHRI HARDEEP SINGH PURI)

(a) & (b) The Real Estate (Regulation and Development) Act, 2016 (RERA) was enacted in March, 2016 to ensure regulation and promotion of Real Estate Sector in an efficient and transparent manner and protect the interest of homebuyers. There are no infirmities in RERA regarding the protection of interests of home buyers.

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(c)&(d) So far 34 States/UTs have notified rules under RERA. Implementation of RERA in State of Nagaland is under process. However, the State of West Bengal has enacted its own Legislation, i.e. West Bengal Housing Industry Regulation Act, 2017 (HIRA) instead of notifying rules under RERA. HIRA has been challenged in Hon'ble Supreme Court by a homebuyer's association and the matter is sub judice.

(e) As on 8th February, 2021, 34 States/UTs have notified rules under RERA. 30 States/UTs have set up Real Estate Regulatory Authorities and 26 States/UTs have set up Real Estate Appellate Tribunals.
