

GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA

UNSTARRED QUESTION NO. 568

TO BE ANSWERED ON July 22, 2021

MODEL TENANCY ACT

NO. 568. SHRI V.K. SREEKANDAN:
SHRI CHANDRA SEKHAR BELLANA:
DR. JAYANTA KUMAR ROY:
SHRIMATI SANGEETA KUMARI SINGH DEO:
SHRIMATI RANJANBEN DHANANJAY BHATT:
SHRI P.V. MIDHUN REDDY:
SHRI SANJAY KAKA PATIL:
SHRI ADALA PRABHAKARA REDDY:
SHRI A RAJA:
SHRI T.R.V.S. RAMESH:
SHRI M.V.V. SATYANARAYANA:

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

- (a) whether the Government proposes to bring in a model tenancy act for circulation to all States/UTs and for all future rent agreements for premises between the landlords and tenants or proposes to enact fresh legislation on tenancy of property or amending existing rental laws suitably and if so, the details thereof;**
- (b) whether the Government has held any discussions with the State Governments and Union Territories in this regard and if so, the details thereof;**
- (c) whether many States have expressed apprehensions that the proposed model tenancy act would pave the way for increase in rentals and if so, the details thereof;**

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- (d) whether the Government has been implementing Affordable Rental Housing Scheme and is so, the details of physical and financial progress made so far , State/UT-wise;
- (e) whether the government has not been able to implement Delhi Rent Act and if so, the reasons therefor;
- (f) whether the proposed legislation would help overhaul the legal framework with respect to rental housing across the country and if so, the details thereof; and
- (g) the other steps being taken by the Government for development of rental housing in the country?

ANSWER

**THE MINISTER OF STATE IN THE MINISTRY OF
HOUSING AND URBAN AFFAIRS**

(SHRI KAUSHAL KISHORE)

- (a) **With the approval of Union Cabinet, Model Tenancy Act (MTA) has been circulated to all States / Union Territories (UTs) for adoption by way of enacting fresh legislation or amending existing rental laws suitably for future tenancies.**
- (b) **Yes Sir, all States and UTs were consulted while finalising the Model Tenancy Act. Views / comments / suggestions of the States / UTs on draft Act were duly analysed and suitably incorporated in the final draft, wherever deemed necessary.**
- (c) **No Sir.**
- (d) **Yes, Sir. The Government has been implementing Affordable Rental Housing Complexes (ARHCs) scheme since July 8, 2020 for providing affordable rental housing to urban migrants/poor near their work place. The Scheme is being implemented through adopting two models: Model-1:**

Utilizing existing Government funded vacant houses to convert into ARHCs through Public Private Partnership or by Public Agencies; Model-2: Construction, Operation and Maintenance of ARHCs by Public/Private Entities on their own available vacant land. Implementation of this scheme is at initial stage. So far, 2588 units (2195 at Chandigarh and 393 at Surat, Gujarat) have been converted into ARHCs under Model-1 and Request for proposal have been issued for converting 6,854 vacant houses into ARHCs by the States of Gujarat, Himachal Pradesh, Haryana, Madhya Pradesh, Uttarakhand and Rajasthan. Under Model-2, proposals for construction of about 1.02 lakh ARHC units have been received.

- (e) Delhi Rent Control Act, 1958 (59 of 1958), as amended from time to time, is in force in Delhi.**
- (f) Yes Sir, MTA would help overhaul the legal framework with respect to rental housing across the country by establishing time bound and robust grievance redressal mechanism comprising of Rent Authority, Rent Court and Rent Tribunal to provide fast-track resolution of disputes.**
- (g) Many other steps have been taken by the Government for development of rental housing in the country like extension of benefits of income tax exemption on notional rent from one house to second self-occupied house, increase in limit for Tax Deduction at Source on rental income from ₹ 1.8 lakh to ₹ 2.4 lakh, etc.**
