

GOVERNMENT OF INDIA

MINISTRY OF HOUSING AND URBAN POVERTY ALLEVIATION

LOK SABHA

STARRED QUESTION NO. 248

TO BE ANSWERED ON MAY 11, 2016

PROMOTION OF RENTAL HOUSING

No. 248* SHRIMATI K.MARAGATHAM:
SHRI KALIKESH N. SINGH DEO:

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

- (a) whether the Government has undertaken measures to promote rental housing in urban areas, if so, the details thereof and if not, the reasons therefor;
- (b) whether hostels, paying guest accommodations, dormitories and single room sets for economically weaker section category are proposed to be constructed under the National Urban Rental Housing Scheme and if so, the details thereof;
- (c) whether the said Rental Policy provides fiscal and non-fiscal incentives to tenants, if so, the details thereof and if not, the reasons therefor;

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- (d) whether measures have been undertaken for fast adjudication of rental disputes and if so, the details thereof and if not, the reasons therefor; and
- (e) the steps taken to firm up innovative rental housing models?

ANSWER

THE MINISTER OF HOUSING & URBAN POVERTY ALLEVIATION

(SHRI M. VENKAIAH NAIDU)

(a) to (e): A Statement is laid on the Table of the Sabha.

STATEMENT

STATEMENT REFERRED TO IN REPLY TO LOK SABHA STARRED
QUESTION NO. 248 FOR 11.5.2016 REGARDING PROMOTION OF
RENTAL HOUSING

- (a) : National Urban Housing and Habitat Policy, 2007 advocates creating adequate housing stock both on rental and ownership basis, with special emphasis on improving the affordability of the vulnerable and economically weaker sections of society.

Ministry of Housing and Urban Poverty Alleviation has prepared a draft National Urban Rental Housing Policy (NURHP). This focuses on adoption of a multi-pronged approach with supply as well as demand side interventions and encourage involvement of Private Sector, Cooperative, Non-Governmental Sector, Industrial and the Services/Institutional Sector, to promote rental housing.

- (b) : There is no National Rental Housing Scheme at present.
- (c) : The Draft NURHP outlines certain recommendatory incentives, both fiscal and non-fiscal which include relief in certain taxation, stamp duty and registration charges, provision of rental vouchers, encouraging investment for improving rental housing stock etc.
- (d) : 'Land' and 'Colonisation' being state subjects, it is up to State Governments to resolve rental disputes. In order to facilitate the State Governments, Ministry of Housing and Urban Poverty Alleviation has shared a draft Model Tenancy Act, with the objective to establish a framework for the regulation of Tenancy for commercial and residential properties; balance the rights and responsibilities of landlords and tenants through rental

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contracts; ensure registration of rental contracts with Rent Authorities; establish fast adjudication process for resolution of disputes through Rent Tribunals, etc. It is upto States/Union Territories to adopt the provisions of this Model Act.

- (e) : The Draft NURHP envisages that the respective States/Union Territories will develop their own models on rental housing as per the local need and demand/supply mechanisms of the housing market.
