

**GOVERNMENT OF INDIA  
HOUSING AND URBAN POVERTY ALLEVIATION  
LOK SABHA**

UNSTARRED QUESTION NO:1521  
ANSWERED ON:09.08.2011  
MODEL RESIDENTIAL TENANCY ACT  
Paranjpe Shri Anand Prakash

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

- (a) whether the Government has proposed a Model Residential Tenancy Act, 2011 that is intended to replace rent control legislations by the States;
- (b) if so, the details thereof and the incentive proposed to be given to States to replace their respective laws under JNNURM;
- (c) the reaction of the State Governments so far; and
- (d) the time by which the new law is likely to be enforced?

**Answer**

THE MINISTER OF HOUSING & URBAN POVERTY ALLEVIATION (KUMARI SELJA)

(a): The Ministry of Housing and Urban Poverty Alleviation has prepared a draft Model Residential Tenancy Act, 2011 to promote rental housing in line with the National Urban Housing and Habitat Policy-2007.

(b): The salient features of draft Model Residential tenancy Act 2011 are as under:-

The Model Act proposes to establish a framework for the regulation of Residential Tenancy matters and to balance the rights and responsibilities of landlords and tenants including a process of fast adjudication process for resolution of disputes.

The Model Act proposes that rent of a housing unit should be fixed by mutual agreement between the landlord and the tenant for a stipulated lease period.

It provides for constitution of Rent Tribunals to adjudicate on disputes as arising between the landlord and the tenant and other connected matters, and the constitution of a Rent Appellate Tribunal to hear appeals against the orders of the Rent Tribunal.

Amendment of Rent Control Laws balancing the interest of landlords and tenants is one of the reforms under JNNURM.

(c): The draft Model Residential Tenancy Act 2011 has been circulated to State Govts. /UTs vide letter dated 4.3.2011 for comments. The response of State Govts. is awaited.

(d): It is not possible to indicate time frame as the Model Residential Tenancy Act, 2011 is to be adopted by the States.