

GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA

UNSTARRED QUESTION NO. 1866

TO BE ANSWERED ON DECEMBER 09, 2021

MODEL TENANCY ACT

NO. 1866. SHRI A. RAJA :
SHRI ASADUDDIN OWAISI :

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

- (a) whether the Government has any proposal to bring Model Tenancy Act aimed at overall legal framework for home renting and if so, the details thereof;**
- (b) the main features of the Act and the way in which this Act is different from the earlier Tenancy Act;**
- (c) whether the State Governments have been consulted before finalizing the draft Bill;**
- (d) if so, the details thereof and the views expressed by various State Governments in this regard;**
- (e) whether this Act is applicable in urban as well as in rural areas and if so, the details thereof;**
- (f) whether these rules are required to be notified by States for their implementation;**
- (g) if so, whether some States are of the view of making some amendments to the proposed Act; and**
- (h) if so, the details thereof and the time by which these are likely to be implemented?**

ANSWER

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

(SHRI KAUSHAL KISHORE)

- (a) Union Cabinet approved Model Tenancy Act (MTA) on 2nd June, 2021 and the same was circulated to all States / Union Territories (UTs) on 7th June, 2021 for adoption for future tenancies by way of either enacting a fresh legislation or amending existing rental laws suitably.**
- (b) Model Tenancy Act aims to promote rental housing by balancing and protecting the rights and interests of both the tenants and landlords by regulating renting of premises in an efficient and transparent manner. It will also help in overhauling the legal framework with respect to rental markets across the country by providing speedier dispute resolution mechanism framework and is expected to give a fillip to private participation in rental housing.**
- (c) & (d) Yes Sir. All States and UTs were consulted while finalising Model Tenancy Act. Views / comments / suggestions of States and UTs on draft Act were duly analysed and suitably incorporated in the final draft.**
- (e) Yes Sir. MTA is applicable in both urban and rural areas of the States and UTs.**
- (f) to (h) Land and Colonization are State subjects. Tenancies in States/ Union Territories are governed by their respective rental laws. States and UTs have been advised to adopt MTA by way of either enacting a fresh legislation or amending their existing rental laws suitably on lines of MTA in their respective jurisdictions.**
