

**CHECKLIST OF REFORMS  
RENT CONTROL**

**DESIRED OBJECTIVES:**

Note: UIDSSMT requires certain reforms to be undertaken by states/ cities in Rent Control, with the objective of having a system that balances the rights and obligations of landlords and tenants to encourage construction and development of more housing stock, as well as promoting an efficient and robust rental/tenancy market, so as to improve the availability of housing across all income categories.

1. **CURRENT STATUS**

a. Please provide a short note on the present Rent Control Legislation, which provides the following details:

- i. rights of landlord to get possession back
- ii. rights of tenants to continue their tenancy
- iii. obligations of tenants with regard to regular rental payments/ maintenance of tenanted property/ adherence to lease agreements, if present
- iv. provision for periodic review of rentals, in accordance with market conditions
- v. fixing of Standard Rents, periodicity of review, and dispute resolution mechanisms

b. Please indicate whether you have adopted the Model Rent Control Legislation circulated by GOI:

i. Adopted as is

|                          |                          |
|--------------------------|--------------------------|
| Yes                      | No                       |
| <input type="checkbox"/> | <input type="checkbox"/> |

ii. Adopted with modifications. If so, please specify

|                          |                          |
|--------------------------|--------------------------|
| Yes                      | No                       |
| <input type="checkbox"/> | <input type="checkbox"/> |

c. Please indicate the number of properties under Rent Control Act

d. Please indicate whether Rent Control Act applies to new construction & new tenancies

|                          |                          |
|--------------------------|--------------------------|
| Yes                      | No                       |
| <input type="checkbox"/> | <input type="checkbox"/> |

- e. Please indicate whether there are any special provisions for weaker sections of society Yes  No
- f. Please indicate the number of rent control cases pending in various courts
- g. Please indicate the annual trend in new cases being filed related to rent control 2002-03  2003-04  2004-05  2005-06
- h. Is there any mechanism for providing guidelines to fix rents on the basis of market rates for existing tenancies (if yes, please provide a brief description below) Yes  No

2. TIMELINE FOR REFORMS

- a. Resolution by Government expressing commitment to establish new Rent Control system (Note: This resolution should be passed within 6 months of signing of MOA under UIDSSMT and a copy submitted to MOUD.)
- b. Defining the Rights and Obligations of landlords and tenants Year1  Year2  Year3  Year4  Year5  Year6  Year7
- i. rights of landlord to get possession back
  - ii. rights of tenants to continue their tenancy
  - iii. obligations of tenants with regard to regular rental payments/ maintenance of tenanted property/ adherence to lease agreements, if present
  - iv. provision for periodic review of rentals, in accordance with market conditions
- c. Establishing a new Rent Control legislation Year1  Year2  Year3  Year4  Year5  Year6  Year7
- i. Setting up a Committee/Team to draft/amend legislation

|   |                          |                          |                          |                          |                          |                          |                          |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| ii. Stakeholder consultations   | Year1                    | Year2                    | Year3                    | Year4                    | Year5                    | Year6                    | Year7                    |
|   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iii. Preparation of Draft legislation   | Year1                    | Year2                    | Year3                    | Year4                    | Year5                    | Year6                    | Year7                    |
|   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iv. Approval of the Cabinet/ Government   | Year1                    | Year2                    | Year3                    | Year4                    | Year5                    | Year6                    | Year7                    |
|   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| v. Final enactment of the legislation by Legislature                                | Year1                    | Year2                    | Year3                    | Year4                    | Year5                    | Year6                    | Year7                    |
|   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| vi. Notification  | Year1                    | Year2                    | Year3                    | Year4                    | Year5                    | Year6                    | Year7                    |
|   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| vii. Preparation and notification of appropriate subordinate legislation            | Year1                    | Year2                    | Year3                    | Year4                    | Year5                    | Year6                    | Year7                    |
|   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| viii. Implementation by municipality (ies)  | Year1                    | Year2                    | Year3                    | Year4                    | Year5                    | Year6                    | Year7                    |
|   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Next revision of rents/rental value guidance                                     | Year1                    | Year2                    | Year3                    | Year4                    | Year5                    | Year6                    | Year7                    |
|   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Setting up mechanism for periodic review of rents/ rental value guidance         | Year1                    | Year2                    | Year3                    | Year4                    | Year5                    | Year6                    | Year7                    |
|   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Establish Dispute resolution mechanism (e.g. Special Tribunals/ Courts etc)      | Year1                    | Year2                    | Year3                    | Year4                    | Year5                    | Year6                    | Year7                    |
|   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Any other reform steps being undertaken (please use additional space to specify) | Year1                    | Year2                    | Year3                    | Year4                    | Year5                    | Year6                    | Year7                    |
|   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |