## CHECKLIST OF REFORMS RENT CONTROL

## **DESIRED OBJECTIVES:**

Note: JNNURM 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.	p. Please indicate whether you have adopted the Model Rent Control Legislation circulated by GOI:					
	i. Adopted as is	Yes No				
	ii. Adopted with modifications. If so, please specify	Yes No				
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				

	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 related to NU	JRM cities	
	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  Yes  No  (if yes, please provide a brief description below)		s for existing tenancies Yes No	
<ul> <li>2. TIMELINE FOR REFORMS</li> <li>a. Resolution by Government expressing commitment to establish new Rent Control system (Note: This resolution should be passed within 6 m signing of MOA under JNNURM and a copy submitted to MOUD.)</li> </ul>				
	b.	Defining the Rights and Obligations of landlords and tenants  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 o iv. provision for periodic review of rentals, in accordance with market condition	f tenanted property/ adherence to lease agreements, if present	
	c.	Establishing a new Rent Control legislation		
		i. Setting up a Committee/Team to draft/amend legislation	Year1 Year2 Year3 Year4 Year5 Year6 Year7	

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