



The Goa (Verification of Tenants) Act, 2024

Act No. 26 of 2024

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Notification

7/21/2024-LA-194

The Goa (Verification of Tenants) Act, 2024 (Goa Act 26 of 2024), which has been passed by the Legislative Assembly of Goa on 07-08-2024 and assented to by the Governor of Goa on 18-10-2024, is hereby published for the general information of the public.

Dnyaneshwar Raut Dessai, Joint Secretary (Law).

Porvorim, 24th October, 2024.

**The Goa (Verification of Tenants)
Act, 2024**

(Goa Act 26 of 2024) [18-10-2024]

AN**ACT**

to provide for collection and verification of details of the persons occupying premises in the State of Goa either on rent or for other consideration so as to obtain timely information of such persons from security point of view and for the matters connected therewith and incidental thereto.

BE it enacted by the Legislative Assembly of Goa in the Seventy-fifth Year of the Republic of India as follows:—

1. *Short title, extent and commencement.*—
(1) This Act may be called the Goa (Verification of Tenants) Act, 2024.

(2) It shall extend to the whole of the State of Goa.

(3) It shall come into force on such date as the Government may, by notification in the Official Gazette, appoint.

2. *Definitions.*— In this Act, unless the context otherwise requires,—

(a) “Government” means the Government of Goa;

(b) “owner” means owner of premises;

(c) “premises” means any house, flat, building, any structure either temporary or permanent, or any part thereof, which is let for use as a residence, and includes the garden, ground and out-houses, if any, appurtenant to the same; but does not include a room in a hotel or lodging house or guest house which is registered under the Goa Registration of Tourist Trade Act, 1982 (Goa Act 10 of 1982);

(d) “prescribed” means prescribed by the rules made under this Act;

(e) “tenant” means a person occupying premises on rent or for other consideration.

3. *Maintenance of record by owner.*— (1) Every owner shall, before allowing accommodation to any tenant, in the State of Goa, verify his bonafides by obtaining and inspecting photo identity, such as election card, driving license, Aadhaar card, passport, or such other documents as may be specified by the Government by notification in the Official Gazette.

(2) Every such owner shall maintain record of such tenant and submit such information, in such form and in such manner and to such officer, as prescribed.

4. *Inspection of records.*— The police officer not below the rank of Head Constable or such other officer as may be specified by the

Government by notification in the Official Gazette shall be entitled to inspect at any time, records required to be maintained under Section 3.

5. *Non-maintenance and non-submission of information shall constitute an offence.*— Failure on the part of the owner to maintain and submit the information in the manner as required under the provisions of Section 3, shall constitute an offence punishable with fine which may extend to Rs. 10,000/- (Rupees ten thousand only):

Provided that an offence punishable under this section may be compounded by the sub-divisional magistrate within whose jurisdiction the premises is situated, on payment to the credit of the Government a sum not exceeding Rs. 10,000/- (Rupees ten thousand only).

6. *Power of Government to give directions.*— The Government may give direction to any Government department or agency, local authority or any other authority or any person, under this Act with regard to collection and verification of proof of identity of tenants occupying premises in the State of Goa and maintenance of record thereof and such Government department or agency, local authority or authority or person shall be bound to comply with such direction.

7. *Other laws not affected.*— The provisions of this Act are in addition to, and not in derogation of the provisions of any other law for the time being in force.

8. *Protection of action taken in good faith.*— No suit, prosecution or other legal proceedings shall lie against the Government or the local authority or any officer or other employee of the Government or any other person authorized by the Government for anything which is in good faith done or intended to be done in pursuance of this Act or the rules made thereunder.

9. *Power to make rules.*— The Government may, subject to the condition of previous publication, make rules for the purpose of carrying out the provisions of this Act.

10. *Power to remove difficulties.*— (1) If any difficulty arises in giving effect to the provisions of this Act, the Government may, by order, published in the Official Gazette, make such provisions, not inconsistent with the provisions of this Act as appear to it to be necessary or expedient for removing the difficulty:

Provided that no such order shall be made after the expiration of a period of two years from the date of commencement of the Act.

(2) Every order made under this section shall, as soon as may be after it is made, be laid before the Legislative Assembly of Goa.

SANDIP JACQUES
Secretariat, Secretary to the Government
Porvorim, Goa. of Goa, Law Department
Dated: 24-10-2024. (Legal Affairs).

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