

**BILLS INTRODUCED IN THE LEGISLATIVE ASSEMBLY OF THE
STATE OF TAMIL NADU**

Under Rule 130 of the Tamil Nadu Legislative Assembly Rules, the following Bill which was introduced in the Legislative Assembly of the State of Tamil Nadu on 18th July, 2019 is published together with Statement of Objects and Reasons for general information:—

L.A. Bill No. 23 of 2019

A Bill further to amend the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017.

BE it enacted by the Legislative Assembly of the State of Tamil Nadu in the Seventieth Year of the Republic of India as follows:—

Short title and commencement.

1. (1) This Act may be called the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants (Amendment) Act, 2019.

(2) Section 3 shall be deemed to have come into force on the 22nd day of May 2019 and remaining sections shall come into force at once.

Amendment of section 1.

2. In section 1 of the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017 (hereinafter referred to as the principal Act), after sub-section (2), the following sub-section shall be inserted, namely:—

Tamil Nadu Act 42 of 2017.

“(2-A) The Government may, by notification, direct that all or any of the provisions of this Act shall come into force in any other area on such date as may be specified in such notification.”.

Amendment of section 4.

3. In section 4 of the principal Act, in sub-section (2), for the expression “ninety days”, the expression “two hundred and ten days” shall be substituted.

Amendment of section 47.

4. In section 47 of the principal Act, in the proviso to sub-section (2),—

(i) for the expression “180 days”, the expression “270 days” shall be substituted;

(ii) for the expression “270 days”, the expression “360 days” shall be substituted.

Repeal and saving.

5. (1) The Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants (Amendment) Ordinance, 2019 is hereby repealed.

Tamil Nadu Ordinance 1 of 2019.

(2) Notwithstanding such repeal, anything done or any action taken under the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017, as amended by the said Ordinance, shall be deemed to have been done or taken under the said Act, as amended by this Act.

Tamil Nadu Act 42 of 2017.

STATEMENT OF OBJECTS AND REASONS.

The Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017 (Tamil Nadu Act 42 of 2017) was brought into force on the 22nd February 2019 by repealing the Tamil Nadu Buildings (Lease and Rent Control) Act, 1960 (Tamil Nadu Act 18 of 1960). As per sub-section (2) of section 4 of the said Act, if no agreement in writing was entered into in relation to a tenancy created before the commencement of the said Act, the landlord and tenant shall enter into an agreement in writing with regard to their tenancy within the period of ninety days from the date of commencement of the said Act. Representations have been received from the landlords and tenants to extend the period of ninety days so as to enable them to enter into a written tenancy agreement. Hence, the Government have decided to amend sub-section (2) of section 4 of the said Act, so as to extend the limit for a further period of one hundred and twenty days to enter into a tenancy agreement.

2. The Government decided to amend sub-section (2) of section 4 of the said Tamil Nadu Act 42 of 2017. Accordingly, the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants (Amendment) Ordinance, 2019 (Tamil Nadu Ordinance 1 of 2019) was promulgated by the Governor on the 22nd May 2019 and the same was published in the *Tamil Nadu Government Gazette* Extraordinary, dated the 22nd May 2019. Now, the Government have decided to replace the said Ordinance as an Act of the Legislature.

3. Further, the Government have decided to amend sub-section (2) of section 1 of the said Act to enable the Government to extend the provisions of the said Act to any areas in the State. Government have also decided to extend the time limits provided in the proviso to sub-section (2) of section 47 of the said Act for withdrawal of any suit or appeal or any other proceeding pending under the Tamil Nadu Buildings (Lease and Rent Control) Act, 1960 (Tamil Nadu Act 18 of 1960) and for filing of fresh application under the said Tamil Nadu Act 42 of 2017.

4. The Bill seeks to give effect to the above decision.

O. PANNEERSELVAM,
Deputy Chief Minister.

MEMORANDUM REGARDING DELEGATED LEGISLATION

Clause 2 of the Bill empowers the Government to issue notification to extend any provisions of the said Act to any other area in the State.

2. The powers delegated are normal and not of an exceptional character.

O. PANNEERSELVAM,

Deputy Chief Minister.

K. SRINIVASAN,

Secretary.