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Tamil Nadu Bills

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**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 9th January, 2020 is published together with Statement of Objects and Reasons for general information:—

L.A. Bill No. 4 of 2020

**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, 2020. (2) It shall be deemed to have come into force on the 20th day of September 2019.	
Amendment of section 4.	2. In section 4 of the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017, in sub-section (2), for the expression “two hundred and ten days”, the expression “five hundred and seventy five days” shall be substituted.	Tamil Nadu Act 42 of 2017.
Repeal and saving.	3. (1) The Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants (Second Amendment) Ordinance, 2019 is hereby repealed. (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 Ordinance 5 of 2019. 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 Tamil Nadu Act 42 of 2017, the landlord and tenant shall enter into an agreement in writing with regard to that tenancy within a period of ninety days from the date of commencement of the said Tamil Nadu Act 42 of 2017. Based on the representations received from the landlords and tenants, the time limit for entering into a tenancy agreement was extended for a period of two hundred and ten days from the date of commencement of the said Tamil Nadu Act 42 of 2017. Further representations were received from the landlords and tenants to extend the said period of two hundred and ten days for entering into tenancy agreements. The Government, on consideration of the further representations, decided to amend section 4 of the said Tamil Nadu Act 42 of 2017, so as to extend of time limit to enter into tenancy agreement for a further period of three hundred and sixty-five days. Accordingly, the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants (Second Amendment) Ordinance, 2019 (Tamil Nadu Ordinance 5 of 2019) was promulgated by the Governor on the 30th October 2019 and the same was published in the *Tamil Nadu Government Gazette* Extraordinary, dated the 31st October 2019.

2. The Bill seeks to replace the said Ordinance.

O. PANNEERSELVAM,
Deputy Chief Minister.

K. SRINIVASAN,
Secretary.