



**TAMIL NADU
GOVERNMENT GAZETTE
EXTRAORDINARY**

PUBLISHED BY AUTHORITY

No. 413]

CHENNAI, THURSDAY, OCTOBER 31, 2019
Aippasi 14, Vikari, Thiruvalluvar Aandu-2050

Part IV—Section 2

Tamil Nadu Acts and Ordinances

The following Ordinance which was promulgated by the Governor on the 30th October 2019 is hereby published for general information:—

TAMIL NADU ORDINANCE No. 5 OF 2019.

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

WHEREAS the Legislative Assembly of the State is not in session and the Governor of Tamil Nadu is satisfied that circumstances exist which render it necessary for him to take immediate action for the purposes hereinafter appearing;

NOW, THEREFORE, in exercise of the powers conferred by clause (1) of Article 213 of the Constitution, the Governor hereby promulgates the following Ordinance:—

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

Short title and
commencement.

(2) It shall be deemed to have come into force on the 20th day of September 2019.

Tamil Nadu Act
42 of 2017.

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.

Amendment of
section 4.

30th October 2019.

BANWARILAL PUROHIT,
Governor of Tamil Nadu.

EXPLANATORY STATEMENT.

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 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. Now further representations have been received from the landlords and tenants to extend the said period of two hundred and ten days for entering into tenancy agreements.

2. The Government, on consideration of the representations have decided to amend section 4 of the said Tamil Nadu Act 42 of 2017, so as to extend the time limit to enter into tenancy agreements for a further period of three hundred and sixty five days.

3. The Ordinance seeks to give effect to the above decision.

(By order of the Governor)

C. GOPI RAVIKUMAR,
Secretary to Government (FAC),
Law Department.