



དཔལ་ལྷན་འབྲུག་གཞུང་། གཞི་རྒྱུ་མཁོ་ཆས་དང་སྤྱོད་འདྲེན་ལྷན་ཁག

ROYAL GOVERNMENT OF BHUTAN
MINISTRY OF INFRASTRUCTURE AND TRANSPORT

གནིས་ཆགས་ལས་ཁུངས།

DEPARTMENT OF HUMAN SETTLEMENT
THIMPHU: BHUTAN



MOIT/DHS/HUAD/Circular/2022-2023/ 42

June 12, 2023

Circular for unlawful rent increment

In pursuant to the earlier notification no. *MOIT/DHS/HUAD/Circular/2022-2023/11* dated *March 29, 2023*, the Ministry of Infrastructure and Transport as the Tenancy Authority of Bhutan would like to once again inform all the Local Governments (LGs), Landlords and Tenants to implement and abide by the provisions of the Tenancy Act of Bhutan 2015 and Tenancy Rules and Regulations of Bhutan 2021.

At the time of the implementation of the above, the landlords and property owners must strictly adhere to the following sections of the Tenancy Act of Bhutan 2015:

1. Section 25: The owner shall not increase the rent before two years from the day on which a tenant occupies the house.
2. Section 26: The increment of rent shall not exceed 10% of the monthly rent.
3. Section 107: The owner or lessor who increases the rent in contravention of section 25 shall be liable for a fine equivalent to two month's rent. The owner or lessor shall refund the unlawful amount so charged.

In the event that breach of the above provisions are observed, it shall be strictly dealt in accordance to the Tenancy Act of Bhutan 2015. Further, aggrieved landlords/property owners and tenants may call respective Local Governments (both Dzongkhags and Thromdes) or Housing and Urban Affairs Division, Ministry of Infrastructure & Transport at 02-322182 or 328173 (extension no. 108) during office hours or email your grievances to tenancyauthority@moit.gov.bt.

The circular is issued for strict compliance.


(Phuntsho Tobgay)
Secretary

Copy to:

1. Hon:ble Minister, MoIT for your kind information.
2. Dasho Secretary, Cabinet Secretariat, Gyalyong Tshokhang, Thimphu for your kind information.
3. Dasho Dzongdags, 20 Dzongkhags with the request to implement and abide by the provisions of the Tenancy Act of Bhutan 2015.
4. Dasho Thrompen, 4 Thromdes with the request to implement and abide by the provisions of the Tenancy Act of Bhutan 2015.
5. PS to Hon'ble Prime Minister, Gyalyong Tshokahng, Thimphu for your kind information.