

GOVERNMENT OF TELANGANA

ABSTRACT

MA&UD Dept. - COVID-19 - Deferment of collection of rentals for a period of 3 months w.e.f. March 2020 for properties leased for residential purposes - Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (GENERAL) DEPARTMENT

G.O. Rt. No. 184

Dated: 23-04-2020

Read the following: -

1. G.O. Ms. No. 45, General Administration Department, dated 22-03-2020.
2. G.O. Ms. No. 46, General Administration Department, dated 23-03-2020.
3. Disaster Management Act, 2005.
4. G.O. Ms. No. 60, General Administration (COVID) Dept., dated 19-04-2020.

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ORDER: -

Whereas the Government of Telangana has notified "Lockdown" in order to prevent and contain the spread of the COVID-19 and this has implied that the general economic activities, except essential services, are put on hold. These include activities in unorganised sectors, construction activities, retailing and those working in offices and other such establishments. Notwithstanding resultant hardships, people have stood firmly with the government in this fight against the pandemic. The efforts initiated by the State to safeguard the interests of vulnerable sections during these lockdown times have come in for wide appreciation. However, the payment of timely salary for employees, especially in unorganised sector and for those self-employed has become an issue in few cases because of the lockdown.

2. Whereas it is realised that as a result, people need to prioritise their expenses. It is also acknowledged that a large section of population lives in rented accommodation and that rentals constitutes a significant proportion of the monthly income, in some cases as high as 40% of the monthly income. These people will be adversely affected, if payment of timely rents is insisted upon by the property owners at this point. Further, any coercion by property owners including the eviction of tenants on account of non-payment of rents at this point would not only result in displacement of the tenants& extreme hardships for them especially since there is a ban on inter-state movement of people but also and more significantly, it puts them at great risk towards getting infected with virus by exposing them to unwarranted unknown open spaces. Such a scenario, however remote, needs to be prevented at any cost as it would not only weaken the efforts of the state government undertaken so far in trying to contain the spread of virus but will also result in increased exposure of all such individuals to higher probability of contracting the virus.

3. Hence, it has become imperative for the State Government, in order to effectively contain the pandemic and to ensure effective disaster management in these situations, that the tenants who are in the rented accommodation continue to stay put and are not impacted in any manner, for their failure to pay the rentals in time and that are not evicted or harassed or coerced in any manner in these times of hardships.

4. Whereas the Government in exercise of the powers conferred under Section 38 (2) (l) of the Disaster Management Act 2005 read with relevant provisions of the Epidemic Disease Act 1897, more specifically section 2, 3 & 4 of the Act, hereby direct the property owners in the State of Telangana to defer collecting rentals from tenants, wherever the property (permanent, semi-permanent and temporary) is rented for residential purposes, for a period of 3 months w.e.f. March 2020, without interest for the said rented premises and further, to collect this amount in instalments subsequently after three months. The District Disaster Management Authority (DDMA) under the Chairmanship of the District Collector shall empower the local authorities, including Commissioner, Greater Hyderabad Municipal Corporation (GHMC) and other Municipal Commissioners in their respective jurisdictions, under Section 30 (2) (4) & (5) of the Disaster Management Act 2005, to implement the order.

[P.T.O.]

5. Whoever violates these orders shall be liable for punishment as contemplated under Section 3 of the Epidemic Diseases Act 1897 and Sections 51 to 58 of the Disaster Management Act, 2005.

6. Accordingly, in exercise of powers conferred under the Disaster Management Act 2005, the undersigned in his capacity as Chairperson, State Executive Committee hereby issues directions to all the Collectors & District Magistrates and the Municipal Commissioners in the State to strictly implement these orders.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

SOMESH KUMAR
CHIEF SECRETARY TO GOVERNMENT

To
All the Collectors & District Magistrates and
Ex-officio Chairpersons of the District Disaster Management Committee (DDMC),
The Commissioner,
Greater Hyderabad Municipal Corporation, Hyderabad.
The Director of Municipal Administration,
Telangana, Hyderabad.
All the Municipal Commissioners in the State
through: DMA, Telangana, Hyderabad.

Copy to:

The Special C.S. to Government, Revenue Department.
The Principal Secretary to Government, MA&UD Department.
PS to Prl. Secretary to Chief Minister.
PS to Chief Secretary to Government.
PS to Hon'ble Minister (Revenue).
OSD to Hon'ble Minister (MA&UD).
SF/SC

//FORWARDED BY ORDER//


SECTION OFFICER