L.N. 197 of 2024

PRIVATE RESIDENTIAL LEASES ACT (CAP. 604)

Limitation of the Number of Residents who may occupy a Leased Dwelling House Regulations, 2024

IN EXERCISE of the powers conferred by article 34 of the Private Residential Leases Act, the Minister responsible for housing has made the following regulations:-

Citation and commencement.

1. (1) The title of these regulations is the Limitation of the Number of Residents who may occupy a Leased Dwelling House Regulations, 2024.

(2) These regulations shall come into force within two (2) months from their publication in the Gazette.

Interpretation.

2. Unless the context otherwise requires, words and phrases used in these regulations shall have the same meaning as assigned to them in the Act.

Limitation of number of residents.

3. The use of a dwelling house which is leased to a number of residents who would not be living together as a family, irrespective of whether the said dwelling house would have been leased entirely, or by means of a number of residential spaces, shared by not more than ten (10) residents living together shall be permitted, provided that the number of residents, bedrooms and bathrooms correspond to the Schedule.

Declaration by lessor.

4. (1) For the purpose of determining the number of residents, the Authority shall request the lessor to declare the number of bedrooms and bathrooms found within the leased dwelling house.

(2) Any declaration made by the lessor which is not in conformity with the Schedule shall be considered as a false declaration in accordance with article 22 of the Act.

SCHEDULE
(regulation 3)

Permitted residents	Minimum no. of bedrooms	Minimum no. of bathrooms
2	1	1
4	2	1
6	3	1
8	4	2
10	5	2

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