

Contact Details

For more information and to seek support

Norwegian Refugee Council (NRC)

Kampala: Offices at Mengo, Nsambya, Ndejje, Kawempe, Kireka (Plavu), Salama Road (PPDRU)
Arua: Offices at Mvara Arua City along Oluko Road and ICLA access center at Water Department
Offices, Arua District Local Government next to Auditor General's Office along Pajjulu Road.

Refugee Law Project (RLP)

Kampala: Office at Old Kampala, Opposite Old Kampala Primary School-Coronation Road.
Arua: Office at Water Mount Road/MUBS Avenue Nvara.

Ugandan Law Society (ULS)

Kampala: Office at Block 216 Plot 610, Buye, Wamala Road.
Arua: Office at Plot 12, Junior Quarters, Accessible Obi Crescent.

FRRM Helpline 0800 32 32 32

Osobola okutukirira

Okumanya ebisingawo n'okufuna okuyambibwa

Norwegian Refugee Council (NRC)

Kampala: Yafeesi e Mengo, Nsambya, Ndejje, Kawempe, Kireka (Plavu), Salama Road (PPDRU)
Arua: Yafeesi e Mvara mu kibuga Arua ku luguudo lwa Oluko Road ne ICLA access center ku yafeesi za Water Department, Arua ku disitulikiti okuliraana yafeesi y'Omuwaabi wa gavumenti lu luguudo lwa Pajjulu.

Refugee Law Project (RLP)

Kampala: Yafeesi ku Old Kampala eky'engulu wa Old Kampala Primary School-Coronation Road.
Arua: Yafeesi ku Water Mount Road/MUBS Avenue Nvara.

Uganda Law Society (ULS)

Kampala: Yafeesi ku Block 216 Kibanja namba 610, Buye, Wamala Road.
Arua: Yafeesi ku kibanja namba 12, Junior Quarters, Accessible Obi Crescent.

Namba y'okusaba obuyambi okuva ku FRRM 0800 32 32 32



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Obubaka buno bwa kubunya mawulire gokka era si magezi ga bannamateeka. Abasomi balina okwebuza ku bannamateeka abalina ebisaanyizo ku nsonga zaabwe ezenjawulo. Wadde nga obubaka buno butuufu mu kiseera we befulumiziddwa, tebukakkasibwa kuba bujuvu

This initiative is supported and funded by:

Omulumu guno gusagiddwa era gutereddwamu ssente lwa:



Understanding the Landlord and Tenant Act

EN/LUG



Know Your Rights and Responsibilities

Okutegeera etteeka lya bandiroodi n'abapangisa

Manya Eddembe lyo n'Obuvunaanyizibwa Bwo

Introduction

The Landlord and Tenant Act 2022 outlines the rights and responsibilities of landlords and tenants in Uganda, ensuring fair and lawful rental practices.

Key Provisions

The Act protects landowners and tenants, including:

- ✓ **Security of Tenure:** Protects tenants from unfair eviction and requires landlords to give proper notice before ending a tenancy.
- ✓ **Rent Regulation:** Stops unfair rent hikes and sets rules for rent reviews and resolving disputes.
- ✓ **Property Standards and Repairs:** Requires landlords to keep properties liveable with basic amenities and allows tenants to request timely repairs.

Importance of Written Tenancy Agreements

Although verbal agreements hold legal weight in Uganda, opting for a written agreement provides increased protection. Written contracts safeguard the rights of both landlords and tenants by clearly defining their responsibilities and expectations. They offer documented proof and a shared understanding of the tenancy terms, including rent, duration, and obligations.

Enyanjula

Etteeka lya bandiroodi n'abapangisa erya 2022 lirambika eddembe n'obuvunaanyizibwa bwa bannannyini mayumba n'abapangisa mu Uganda, okukakasa enkola y'okupangisa mu bwenkanya era mu mateeka.

Byewetaaga okumanya

Etteeka lino likuuma bannannyini ttaka n'abapangisa omuli:

- ✓ **Obukuumi bw'Obupangisa:** Bukuuma abapangisa obutagobwa mu ngeri etali ya bwenkanya era kyetaagisa bannannyini mayumba okuwa ekiwandiiko ekituufu nga tebanagoba mu mayumba.
- ✓ **Okulungamya ebisale by'obupangisa:** Liyimiriza okulinyisa ebisale by'obupangisa mu ngeri etali ya bwenkanya n'okugonjoola enkaayana.
- ✓ **Omutindo gw'ebizimbe n'okuddaabiriza:** Etteeka lyetagisa bannannyini mayumba okukuuma ebizimbe mu mbeera ennunji n'ebyetagisa byonna era lisobozesa abapangisa okusaba okuddaabirizibwa kw'ebizimbe mu budde.

Obukulu bw'endagaano z'okupangisa eziri mu buwandiike

Wadde nga endagaano z'omumwa zirina obuzito mu mateeka ga Uganda, okusalawo okukozesa endagaano y'omu buwandiike kyongerera obukuumi. Endagaano z'omubuwandiike zikuuma eddembe lya bannannyini mayumba n'abapangisa nga zirambika bulungi obuvunaanyizibwa bwabwe n'ebyo bye balina okusuubira. Ziwa obukkakafu obuwandiike n'okutegeera awamu ku mateeka g'obupangisa, omuli ssente z'obupangisa, ebbanga lye bamala, n'obuvunaanyizibwa bwa buli omu.



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Rights and Responsibilities

The Act also outlines the rights and responsibilities of both parties .

The parties in a tenancy agreement may act through agents, but this must be documented in writing.

For Landlords

- **Fair Treatment:** Treat tenants respectfully and avoid discrimination based on race, gender, religion, or disability.
- **Maintenance:** Ensure the rental property is fit for habitation and meets health and safety standards. You are responsible for repairs to the exterior, common areas and essential amenities, provided that the need for these repairs is not due to tenant negligence.
- **Privacy:** Respect tenants' privacy rights. You can inspect the property during the day, but you must provide 24 hours' notice to the tenant, except in emergencies.
- **Taxes:** The payment of taxes imposed by law on the property is your responsibility.
- **Quiet Enjoyment:** Ensure tenants have quiet enjoyment of the property during their tenancy.
- **Rent:** Issue a receipt for rent paid. You must provide 60 days' notice for any rent increase, which cannot exceed 10% annually.
- **Eviction:** You cannot evict a tenant except when you act in accordance with the law.

For Tenants

- **Payment of Rent:** Pay rent on time and in full to avoid eviction proceedings.
- **Property Care:** Maintain the property, promptly report damages or maintenance issues to the landlord and repair urgent issues. The landlord must reimburse you for urgent repairs upon receiving notice.
- **End of Tenancy:** Provide proper notice if terminating the agreement and understand notice periods and deposit refunds.
- **Utility Bills:** You are responsible for paying for utilities such as water, electricity etc.
- **Conduct and Use:** Do not use the premises for illegal purposes, cause a nuisance to neighbours or others, or sublet the property or part of it without the written consent of the landlord.
- **Alterations:** Do not make alterations or fixtures without notifying the landlord.

For Both

- **Termination:** The tenancy can end by mutual agreement, at the end of the lease term, with advance notice given within a reasonable period, or as required by law.

Eddembe lyo n’obuvunanyizibwa bwo

Eteeka era lirambika eddembe n’obuvunanyizibwa bw’enjuyi zombi

Enjuyi eziri mu ndagaano y’obupangisa ziyinza okukola nga ziyita mu ba agenti naye kino kirina okulambikibwa mu buwandiike.

Eri ba landiroodi

- **Okuyisibwa mu ngeri y’obwenkanya:** Abangisa bawe ekitiibwa era wewale okubasosola okusenziira ku mawanga, ekikula ky’omuntu, eddiini oba obulemu
- **Okuddaabiriza:** Kkakasa nti ekifo ky’obupangisa kiri mu mbeera nnunji era nga kituukana n’omutindo gw’ebyobulamu n’obukuumi.
- **Okubeera n’obulamu obw’ekyama:** Toyingirira ddembe lya mupangisa. Osobola okwekebejja ekifo kino emisana, naye olina okuwa omupangisa okutegezebwa okumala essaawa 24, okuggyako mu mbeera ez’ebigwa bitalaze.
- **Emisolo:** Okusasula emisolo egyatekebawo mu mateeka ku kizimbe kyo buvunanyizibwa bwo.
- **Obutayingirira mupangisa:** Kkakasa nti abapangisa bo tobayingirira ku ttaka oba kizimbe ebbanga lye bamala nga bapangisa bo.
- **Ssente z’obupangisa:** Wa lisiiti ya sente ezisasuddwa. Olina okuwa okutegeeza nga kwa nnaku 60 nga tonalinnyisa bisale bya bupangisa era tebirina kussukka 10% buli mwaka.
- **Okugobwa ku nnyumba:** Tosobola kugoba mupangisa okugyako nga okikola ogoberera amateeka.

Eriabapangisa

- Okusasula sente z’obupangisa: Sasula sente mu budde era mu bujuvu okwewala okusengulwa.
- Okulabirira w’opangisa: Labirira ekizimbe, loopa ebyonoonese eri landiroodi mu bwangu era ddaabiriza ebyo ebyetaaga okuddaabirizibwa mu bwangu. Landiroodi eteekeddwa okuddiza sente zo nga omaze okuddabiriza oluvannyuma lw’okumutegeeza.
- Enkomerero y’obupangisa: Waayo okutegeeza okutuufu singa oba ova mu nnyumba era otegeere ebiseera by’okulangirira n’okuddizibwa ssente.
- Ebisale by’ebikozesebwa: Ovunanyizibwa okusasula ebikozesebwa nga amazzi, amasanyalaze n’ebirala.
- Empisa n’enkozesa: Tokozesa ekifo mu ngeri emenya amateeka, okutawaanya baliraanwa oba abalala, oba okupangisa ekifo ekyo ekitundu kyakyo nga tolina lukusa lwa landiroodi mu buwandiike.

Eri bombi

Okukomya: Obupangisa busobola okukoma nga mu kkiriziganyizza, ku nkomerero y’ekisanja kya liizi, n’okutegeeza nga bukyali mu bbanga eggere, oba nga bwe kyetaagisa mu mateeka.