

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.

Maelezo ya Mawasiliano

Kwa habari zaidi na kupata msaada

Norwegian Refugee Council (NRC)

Kampala: Ofisi za Mengo, Nsambya, Ndejje, Kawempe, Kireka (Plavu), Salama Road (PPDRU)
Arua: Ofisi za Mvara Arua City kando ya Oluko Road na kituo cha ICLA katika Ofisi za Idara ya Maji,
Serikali ya Wilaya ya Arua karibu na Ofisi ya Mkaguzi Mkuu kando ya Pajjulu Road.

Refugee Law Project (RLP)

Kampala: Ofisi ya Old Kampala, Kinyume na Shule ya Msingi ya Old Kampala-Coronation Road.
Arua: Ofisi ya Water Mount Road/MUBS Avenue Nvara.

Ugandan Law Society (ULS)

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

FRRM Helpline 0800 32 32 32



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Taarifa hizi ni kwa ajili ya kutoa habari tu na si ushauri wa kisheria. Wanasoma wanashauriwa kushauriana na wanasheria waliotibitishwa kwa hali zao maalum. Ingawa habari hizi zinaaminika kuwa sahihi wakati wa kuchapishwa, usahihi na ukamilifu wake hauwezi kuhakikishwa.

This initiative is supported and funded by:



Mpango huu unaungwa mkono na kufadhiliwa na:

Understanding the Landlord and Tenant Act

Know Your Rights and Responsibilities

EN/SW



Kuelewa Sheria ya Wamiliki wa Nyumba na Wapangaji

Fahamu Haki na Wajibu Wako

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.

Utangulizi

Sheria ya Wamiliki wa Nyumba na Wapangaji 2022 inaelezea haki na wajibu wa wamiliki wa nyumba na wapangaji nchini Uganda, kuhakikisha taratibu za upangaji zinazo haki na halali.

Sehemu Muhimu

- ✓ **Ulinzi wa Kukaa:** Hulinda wapangaji dhidi ya kufukuzwa bila haki na inahitaji wamiliki wa nyumba kutoa taarifa sahihi kabla ya kumaliza upangaji.
- ✓ **Udhhibiti wa Kodi:** Inazuia ongezeko la kodi lisilo la haki na kuweka sheria za mapitio ya kodi na utatuzi wa migogoro.
- ✓ **Viwango vya Mali na Matengenezo:** Inawajibisha wamiliki wa nyumba kudumisha mali ili iweze kuishiwa na vifaa vya msingi na kuruhusu wapangaji kuomba matengenezo kwa wakati.

Umuhimu wa Mikataba ya Maandishi ya Upangaji

Ingawa mikataba ya maneno ina nguvu ya kisheria nchini Uganda, kuchagua mkataba wa maandishi kunatoa ulinzi zaidi. Mikataba ya maandishi inalinda haki za wamiliki wa nyumba na wapangaji kwa kuelezea wajibu na matarajio yao wazi. Zinatoa ushahidi wa maandishi na uelewa wa pamoja wa masharti ya upangaji, ikiwa ni pamoja na kodi, muda, na wajibu.

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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.

Haki na Wajibu

Sheria pia inaeleza haki na wajibu wa pande zote mbili.

Pande katika mkataba wa upangaji zinaweza kutenda kupitia mawakala, lakini hili lazima liandikwe kwa maandishi.

Kwa Wamiliki wa Nyumba

- **Matibabu ya Haki:** Kuwatendea wapangaji kwa heshima na kuepuka ubaguzi wa rangi, jinsia, dini, au ulemavu.
- **Matengenezo:** Kuhakikisha mali inayokodishwa inafaa kwa makazi na inakidhi viwango vya afya na usalama. Unawajibika kwa matengenezo ya nje, maeneo ya kawaida na huduma za msingi, ilimradi haja ya matengenezo haya si kwa sababu ya uzembe wa mpangaji.
- **Faragha:** Kuheshimu haki za faragha za wapangaji. Unaweza kukagua mali wakati wa mchana, lakini unapaswa kutoa taarifa ya saa 24 kwa mpangaji, isipokuwa katika dharura.
- **Kodi:** Kulipa kodi iliyowekwa kisheria kwa mali hiyo.
- **Utulivu:** Kuhakikisha wapangaji wanapata utulivu wa mali wakati wa upangaji wao.
- **Kodi:** Kutoa risiti ya kodi iliyolipwa. Unapaswa kutoa taarifa ya siku 60 kwa ongezeko lolote la kodi, ambalo haliwezi kuzidi 10% kila mwaka.
- **Kufukuza:** Huwezi kumfukuza mpangaji isipokuwa unafanya hivyo kwa mujibu wa sheria.

Kwa Wapangaji

- **Malipo ya Kodi:** Kulipa kodi kwa wakati na kwa ukamilifu ili kuepuka hatua za kufukuzwa.
- **Utunzaji wa Mali:** Kudumisha mali, kutoa taarifa haraka za uharibifu au masuala ya matengenezo kwa mmiliki wa nyumba na kutengeneza matatizo ya haraka. Mmiliki wa nyumba lazima akulipe gharama za matengenezo ya haraka baada ya kupokea taarifa.
- **Kumaliza Upangaji:** Kutoa taarifa sahihi ikiwa unamaliza mkataba na kuelewa kipindi cha taarifa na marejesho ya amana.
- **Bili za Huduma:** Wewe ni wajibu wa kulipa bili za huduma kama maji, umeme, n.k.
- **Tabia na Matumizi:** Usitumie mali kwa shughuli zisizo halali, kusababisha kero kwa majirani au wengine, au kupanga upya mali au sehemu ya mali bila idhini ya maandishi ya mmiliki wa nyumba.
- **Marekebisho:** Usifanye marekebisho au kufunga vifaa bila kumjulisha mmiliki wa nyumba.

Kwa Wote

- **Kumaliza:** Upangaji unaweza kumalizika kwa makubaliano ya pande zote mbili, mwisho wa muda wa mkataba, kwa kutoa taarifa ya mapema ndani ya kipindi cha busara, au kama inavyotakiwa na sheria.