

ISSN 0796 - 0298

Supplement "C" to The Gambia Gazette No. of \_\_\_\_\_, 2017.

Rent (Amendment) Act, 2017



THE GAMBIA

No. 12 OF 2017

Assented to by The President,

this 26<sup>th</sup> day of January, 2018



*Adama Barrow*

Adama Barrow.

President

AN ACT to amend the Rent Act, 2014 and for connected matters.

[ ]

ENACTED by The President and the National Assembly.

1. Short title

This Act may be cited as the Rent (Amendment) Act, 2017.

## 2. Amendment of Rent Act, 2014

The Rent Act (in this Act referred to as "the Principal Act") is amended as set out in this Act.

## 3. Amendment of section 4

Section 4 of the Principal Act is amended by substituting for it the following –

"The Chief Justice, with the concurrence of the President, shall constitute by notice published in the Gazette, a Rent Tribunal to exercise jurisdiction in any area of The Gambia."

## 4. Amendment of section 5

Section 5 of the Principal Act is amended by substituting for it the following –

"A Tribunal shall be solely presided over by a First Class Magistrate as Chairperson, who shall be appointed by the Judicial Service Commission."

## 5. Amendment of section 6

Section 6 of the Principal Act is amended by substituting for it the following –

"(1) The Chief Justice shall appoint a Registrar for each Tribunal, who shall –

(a) be the Secretary to the Tribunal and in particular receive and register all complaints filed with the Tribunal;

(b) keep an up-to-date register of all rented properties within the jurisdiction of the Tribunal;

- (c) keep an up-to-date register of the personal details of all landlords within the jurisdiction of the Tribunal;
- (d) compile and send a return of all rental premises and landlords within the jurisdiction of the Tribunal to The Gambia Revenue Authority at the end of every year; and
- (e) perform such other functions as the Tribunal may assign to him or her.

(2) The Chief Justice may appoint an Assistant Registrar or Assistant Registrars to work directly under the Registrar of each Tribunal and assist the Registrar in the proper performance of his or her functions.”

#### **6. Amendment of section 7**

Section 7 of the Principal Act is amended by substituting for it the following –

“A Tribunal shall –

- (a) ensure compliance by landlords and tenants with the provisions of this Act;
- (b) monitor the implementation of the provisions of this Act; and
- (c) adjudicate disputes between landlords and tenants.”

#### **7. Amendment of section 8**

Section 8 (2) of the Principal Act is amended by substituting for the word “Minister”, the words “the Judicial Service Commission”.

**8. Amendment of section 10**

Section 10 of the Principal Act is amended by substituting for the words "Attorney General", the words "the Judicial Service Commission".

**9. Insertion of section 24**

There is inserted immediately after section 23 of the Principal Act, a new section –

**"24. Transitional Provisions**

As from the commencement of this Act –

(a) all processes and documents issued under the provisions of the Principal Act; and

(b) all proceedings commenced under the provisions of the Principal Act,

shall be deemed to have been issued or commenced under this Act."

**10. Amendment of section 22**

Section 22 of the Principal Act is amended by substituting for the word "Minister", the words "Chief Justice".


Rent (Amendment) Act, 2017

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PASSED in the National Assembly this 27th day of December, in the year of Our Lord Two Thousand and Seventeen.




D. C. M. Kebbeh

 Clerk of the National Assembly.

HIS PRINTED IMPRESSION has been carefully compared by me with the Bill which has passed in the National Assembly, and found by me to be a true and correct copy of the said Bill.



D. C. M. Kebbeh

 Clerk of the National Assembly.