

**¹THE
KARNATAKA
MUNICIPALITIES AND CERTAIN OTHER
LAW (AMENDMENT) ACT, 2025**

[KARNATAKA ACT NO. 64 OF 2025]

NOTIFICATION

**NO. DPAL 56 SHASANA 2025, Bengaluru,
Dated 12-09-2025**

(First published in the Karnataka Gazette Extraordinary on the 12th
day of September, 2025)

(Received the assent of the Governor on the 11th day of September,
2025)

**An Act further to amend the Karnataka
Municipalities Act, 1964 and the Karnataka Municipal
Corporations Act, 1976.**

Whereas it is expedient further to amend the Karnataka
Municipalities Act, 1964 (Karnataka Act 22 of 1964) and the
Karnataka Municipal Corporations Act, 1976 (Karnataka
Act 14 of 1977) for the purposes hereinafter appearing.

Be it enacted by the Karnataka State Legislature in the
Seventy-sixth year of the Republic of India as follows,
namely.—

1. Short title and Commencement.—(1) This Act may
be called the **Karnataka Municipalities and Certain
other Law (Amendment) Act, 2025.**

(2) It shall come into force at once.

2. Amendment of Karnataka Act 22 of 1964.—In the
Karnataka Municipalities Act, 1964 (Karnataka Act 22 of
1964).—

1. Published in the Karnataka Gazette, Part IV-A, Extraordinary No.585,
dated 12-09-2025.

- (i) in Section 2, after clause (9), the following shall be *inserted*, namely.—
- “(9-A) **“Empanelled professional”** means professionals such as Architects, Engineers, Structural consultants, Mechanical, Electrical and Plumbing (MEP) consultants, town planner, Environment consultants, *etc.*, who are empanelled by the Local Authority as authorized persons to inspect the building sites before, during and after construction, as the case may be, to certify the constructions made are as per the provisions of the approved plans and report to the Local Authority and also to sanction building plans, as notified by the Government.”.
- (ii) in Section 180.—
- (a) in sub-section (1), for the words “municipal council”, the words “municipal commissioner or chief officer” , shall be *substituted*; and
- (b) in sub-section (4), for the words “two hundred rupees”, the words “two thousand rupees”, shall be *substituted*.
- (iii) in Section 184.—
- (a) in sub-section (1), for the words “municipal council”, the words “municipal commissioner or chief officer” , shall be *substituted*; and
- (b) in sub-section (2), for the words “municipal council”, the words “municipal commissioner or chief officer” , shall be *substituted*.
- (iv) in Section 187.—
- (a) for sub-section (1), as the following shall be *substituted*, namely.—

“(1) Before beginning to construct any building, or to alter externally or add to any existing building, or to construct or reconstruct any projecting portion of a building in respect of which the municipal council is empowered by Section 181, the person intending so to construct, alter, add or reconstruct shall apply through a web portal and shall furnish at the same time, a plan showing the levels at which the foundation and lowest floor of such building are proposed to be laid, by reference to some level known to the municipal council and all information required by the bye-laws or demanded by the municipal council regarding the limits, dimension, design, ventilation and materials of the proposed building, and the intended situation and construction of the drains, sewers, privies, water-closets and cess pools, if any, to be used in connection therewith, and the location of the building with reference to any existing or projected streets, and the purpose for which the building will be used to the municipal council including documents related to self-certification of the licensed professionals in case of such buildings as notified by the Government.”.

- (b) after sub-section (1) so substituted, the following shall be *inserted*, namely.—

“(1-A) **Levy of imposts, restrictions and conditions.**—(1) The municipal council may, for approving or sanctioning the plan or grant of commencement certificate or occupation certificate, charge and levy the following fee at such rates specified in the rules or bye-laws, based on the guidance value fixed by the department of Stamps and Registration under the provisions of the Karnataka Stamp Act, 1957 (Karnataka Act 34 of 1957) or based on any fixed charges with annual increment, namely.—

- (i) fee for issuance of license;

- (ii) fee for security of the building for which license granted;
 - (iii) fee for maintenance of public roads or storing of construction materials in public places during construction viz, ground rent;
 - (iv) security fee, ensuring that the construction is in accordance with plan sanctioned;
 - (v) fee for commencement certificate;
 - (vi) fee for occupancy certificate;
 - (vii) fee for services rendered by Empanelled Professionals in connection to the Authority's requirements, to be borne by the owners of buildings;
 - (viii) Penalty imposed at the time of issuance of occupancy certificate for not obtaining commencement certificate at the commencement of the construction;
 - (ix) penalty for regularization up to the extent of violation or deviation in the construction with respect to sanctioned plan or zonal regulation limit, as specified in the byelaws; and
 - (x) such other fee as specified in the byelaws or as specified by the Government from time to time.”.
- (v) in Section 190, after sub-section (2), the following shall be *inserted*, namely.—
- “(2-A) The Government may notify the category of building which shall be exempted from obtaining occupancy certificate.”.
- (vi) in Section 208, in sub-section (1) and sub-section (3), for the words “municipal council”, the words “municipal commissioner or chief officer”, shall be *substituted*.

(vii) in Section 256.—

(a) for sub-section (1), the following shall be *substituted*, namely.—

“(1) No person shall use or permit to be used any premises for any of the purposes without or otherwise than in conformity with the terms of a license granted by the Municipal Commissioner or Chief Officer in this behalf, as specified in the bye-laws or as notified by the Government:

Provided that, all Micro, small and Medium Enterprises registered under the Micro, Small and Medium Enterprises Development Act, 2006 (Central Act 27 of 2006) in concerned District Industries Centre and Large Industries who have filed Industrial Entrepreneurs Memorandum or Industrial License with the Secretariat of Industrial Assistance, Department of Industrial Policy and Promotion, Government of India are exempted from obtaining trade license.”.

(b) in sub-section (2), for the words and figures “mentioned in Part I or II in Schedule XIII”, the words “as specified in the bye-laws or as notified by the Government”, shall be *substituted*.

(c) in sub-section (4).—

(i) for the words “under sub-section (1) or sub-section (2)”, the words “as specified in the bye-laws or as notified by the Government”, shall be *substituted*; and

(ii) the proviso shall be *omitted*.

(d) for sub-section (6) the following shall be *substituted*, namely:—

“(6) Whoever uses any premises in contravention of the provisions of sub-section (1) or (2) or (3) or of any bye-law made under sub-section (1) of Section 324 shall be punished with penalty.”.

- (e) in sub-section (7), for the words, figure, letters and brackets “to in clause (a) or (b) of sub-section (1)”, the words, figure and brackets “to in sub-section (1)”, shall be *substituted*.
- (viii) in Section 324, in sub-section (1).—
 - (a) in clause (cc), after the words and figures “under Section 187 are to be prepared” the words “including empanelling various professionals to avail their services to inspect the building sites before, during and after construction and to certify the constructions made are as per the provisions of the approved plans and report to the Local Authority and also sanction building plans of certain buildings as notified by the government and to clearly define their roles, responsibilities, and the penal provisions applicable in cases of violation,” shall be inserted.
 - (b) in clause (z), for the words “municipal council”, the words “municipal commissioner or chief officer” shall be *substituted*.
- (ix) The Schedule XIII and the entries relating thereto shall be *omitted*.

3. Amendment of Karnataka Act 14 of 1977.—In the Karnataka Municipal Corporations Act, 1976 (Karnataka Act 14 of 1977).—

- (i) in Section 176, in sub-section (6), in clause (b), in sub-clause (ii) after the words “granted”, the words “except with the previous sanction of the Government”, shall be *inserted*.
- (ii) in Section 310, after sub-section (2), the following shall be *inserted*, namely.—

“(3) The Government may notify the category of building which shall be exempted from obtaining occupancy certificate.”.

(iii) in Section 353.—

(a) in sub-section (1), for the words and letter “mentioned in Schedule X”, the words “as specified in the bye-laws or as notified by the Government” shall be *substituted*; and

(b) in sub-section (2), for the word and letter “Schedule X”, the words “the bye-laws or as notified by the Government”, shall be *substituted*.

(iv) The Schedule X and the entries relating thereto shall be *omitted*.

4. Power to remove difficulties.—(1) If any difficulty arises in giving effect to the provisions of this Act, the Government may by order, published in the official Gazette, as the occasion may require, do anything which appears to it to be necessary to remove the difficulty.

(2) Every order made under this Section shall, as soon as may be after it is so made, be laid before the House of State Legislature.