

THE
KARNATAKA RENT (AMENDMENT) ACT,
2025

[KARNATAKA ACT No. 07 OF 2026]

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An Act further to amend the Karnataka Rent Act, 1999.

Whereas it is expedient further to amend the Karnataka Rent Act, 1999 (Karnataka Act 34 of 2001) for decriminalising and rationalising offences to enhance trust-based governance for ease of living and doing business and 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 Rent (Amendment) Act, 2025**.

(2) It shall come into force at once.

2. Amendment of Section 24. – In the Karnataka Rent Act, 1999 (Karnataka Act 34 of 2001) (hereinafter referred to as the Principal Act), in Section 24, after sub-section (1), the following sub-section shall be *inserted*, namely. –

“(1-A) The controller shall have powers as adjudicating officer for the purpose of determining penalties under Section 54, as provided.”

3. Omission of Section 53. – Section 53 of the Principal Act shall be *omitted*.

4. Amendment of Section 54. – In the Principal Act, in Section 54. –

- (i) the existing provision shall numbered as sub-section (1);
- (ii) after sub-section (1), as so numbered.–
- (a) in clause (i), for the words, “shall on conviction be punishable with fine upto two thousand rupees or with simple imprisonment for a term upto one month or with both and shall also be liable to fine of rupees five hundred,” the words “shall be liable to penalty upto two thousand rupees and shall also be liable to additional penalty of rupees five thousand”, shall be substituted;
- (b) in clause (ii), for the words “he shall on conviction be punishable with fine which may extend to a sum which exceeds the unlawful charges claimed or received by two thousand five hundred rupees or with simple imprisonment for a term upto one month or with both” the words “he shall be liable to penalty which may extend to a sum which exceeds the unlawful charges claimed or received by twenty thousand rupees”, shall be substituted;
- (c) in clause (iii).–
- (a) in sub-clause (a), for the words “on conviction be punishable with fine upto two thousand rupees or with simple imprisonment for a term upto one month or with both, and shall also be liable to fine of rupees two thousand” the words " be liable to penalty upto two thousand rupees and shall also be liable to fine of rupees twenty thousand” shall be *substituted*;
- (b) in sub-clause (b), the words “on conviction be punishable with fine upto one thousand rupees or with simple imprisonment for a

term upto one month or both and shall also be liable to fine of rupees two hundred” the words “be liable to penalty upto one thousand rupees and shall also be liable to penalty of rupees two thousand”, shall be *substituted*; and

- (c) in sub-clause (c), the words “on conviction be punishable with a fine upto two thousand rupees or with simple imprisonment for a term upto on minimum with both, and shall also be liable to fine of two hundred rupees” the words “be liable to penalty upto two thousand rupees and shall also be liable to penalty of two thousand rupees”, shall be *substituted*.
- (d) in clause (iv), for the words “he shall be punishable with fine which may extend to five thousand rupees”, the words “ he shall be liable to penalty which may extend to fifty thousand rupees”, shall be *substituted*;
- (e) in clause (v), for the words “on conviction be punishable with fine which may extend to five thousand rupees, or double the rent receivable for a period of three months in case it has been relet, whichever is more, or with imprisonment for a term upto one month or with both” the words “be liable to penalty which may extend to fifty thousand rupees, or double the rent receivable for a period of three months in case it has been relet, whichever is more”, shall be *substituted*;
- (f) in clause (vi), for the words “he shall on conviction be punishable with fine upto three thousand rupees or with simple

imprisonment for a term upto one month or with both”, the words “shall be liable to penalty upto thirty thousand rupees”, shall be *substituted*;

- (g) in clause (vii), for the words “shall on conviction be punishable fine which may extend to five thousand rupees, or double the rent the landlord receives after re-letting whichever is more, or imprisonment which may extend upto one month or with both”, the words “shall be liable to penalty which may extend to fifty thousand rupees, or double the rent the landlord receives after re-letting whichever is more”, shall be *substituted*;
 - (h) in clause (ix), for the words “or with upto one month’s imprisonment, or with both, and shall also be liable to fine of one hundred rupees” the words “and shall also be liable to penalty of one thousand rupees”, shall be *substituted*; and
 - (i) in clause (x), for the words “fine upto one thousand rupees or with imprisonment for a term upto one month or with both” the words “penalty upto ten thousand rupees” shall be *substituted*.
- (iii) after sub-section (1), as so renumbered and amended the following new sub-section shall be *inserted*, namely.—

“(2) The penalties provided under sub-section (1) shall be increased by ten percent of the minimum amount of penalty in such manner as may be prescribed after the expiry of every three years from the date of commencement of the Karnataka Rent (Amendment) Act, 2025.”

5. Amendment of Section 55.—In the Principal Act, in Section 55.—

- (i) in the Heading for the word “Offences”, the word “Contraventions”, shall be *substituted*;
- (ii) in sub-section (1),
 - (a) for the words “where an offence”, the words “where a contravention”, shall be *substituted*; and
 - (b) for the words “the commission of the offence”, the words “such contravention”, shall be *substituted*.
 - (c) for the existing proviso, the following shall be *substituted*, namely.—

“Provided that, nothing contained in this sub-section shall render any such person liable to any penalty if he proves that the contravention was without his knowledge or that he exercised all due diligence to prevent such contraventions.”

- (iii) for sub-section (2), except the Explanation the following shall be *substituted*, namely.—

“(2) Notwithstanding anything contained in sub-section (1), where contraventions under this Act has been done with the consent or connivance of, or that contraventions is attributable to any neglect on the part of any director, manager, secretary or other officer such Director, manager, Secretary or other officer shall also be deemed to be liable for such action and shall be liable to pay penalty.”

