



PARLIAMENT OF THE DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA

RENT (REPEAL)

A BILL

to repeal the Rent Act, No. 7 of 1972

*Presented by the Minister of Justice and National Integration
on 20th of January, 2026*

(Published in the Gazette on September 18, 2025)

Ordered by Parliament to be printed

[Bill No. 48]

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Rent (Repeal)

L. D.- O. 77/2023

AN ACT TO REPEAL THE RENT ACT, NO. 7 OF 1972

BE it enacted by the Parliament of the Democratic Socialist Republic of Sri Lanka as follows: -

1.	This Act may be cited as the Rent (Repeal) Act, No. of 2026 and shall come into operation on the date on which the certificate is endorsed in respect of this Act in terms of Article 79 of the Constitution (in this Act referred to as the “relevant date”).	Short title and date of operation
5	The Rent Act, No. 7 of 1972 is hereby repealed.	Repeal of Act, No. 7 of 1972
10	Notwithstanding the repeal of the Rent Act, No. 7 of 1972 (in this section referred to as the “repealed Act”) by section 2 of this Act-	Savings and transitional provisions
15	(a) no action shall be instituted for the ejection of a tenant who is in possession of any premises governed by the provisions of the repealed Act on the day immediately preceding the relevant date, for a period of one year from the relevant date;	
20	(b) no landlord of any premises governed by the provisions of the repealed Act on the day immediately preceding the relevant date, shall demand or receive any rent in excess of the authorised rent payable under the repealed Act, for a period of one year from the relevant date;	
25	(c) any act or thing done or omitted to be done or any right or entitlement acquired under the repealed Act shall be deemed to be valid for a period of one year from the relevant date;	

5 (d) any application filed or proceeding commenced before any Rent Board established under section 38 of the repealed Act and pending or remaining incomplete on the day immediately preceding the relevant date shall be proceeded with and concluded within a period of one year from the relevant date;

10 (e) any application filed or proceeding commenced before the Board of Review established under section 40 of the repealed Act and pending or remaining incomplete on the day immediately preceding the relevant date shall be proceeded with and concluded within a period of one year from the relevant date;

15 (f) any application made to the Commissioner for National Housing under the repealed Act and pending before him on the day immediately preceding the relevant date shall be proceeded with and concluded as if the said Act has not been repealed; and

20 (g) any action or proceeding or thing commenced under the repealed Act and pending or remaining incomplete on the day immediately preceding the relevant date may be withdrawn with liberty to file a fresh action seeking the same relief under any other law for the time being in force. Such fresh action shall be filed within a period of one year from the relevant date.

25 4. In the event of any inconsistency between the Sinhala and Tamil texts of this Act, the Sinhala text shall prevail.

Sinhala text
to prevail
in case of
inconsistency

