

TEL: 231900  
FAX: 235462  
EMAIL: she@statehouse.go.ug

IN ANY CORRESPONDENCE ON **PO/1**  
THIS SUBJECT PLEASE QUOTE NO. ....



State House,  
P. O. Box 25497,  
Kampala,  
Uganda.

27<sup>th</sup> October, 2020

Rt. Hon. Rebecca Kadaga  
Speaker  
Parliament of Uganda  
**KAMPALA**

*SPK  
W. S. S. S.  
28/1/21*

27 JAN 2021

## **THE LANDLORD AND TENANT ACT, 2019**

The above subject matter refers.

I have received the Landlord and Tenant Bill for my assent. I have, however, identified the following issues that Parliament need to reconsider:

1. Part 2 of the Bill provides for the interpretation of the meaning of "Business Premises" and "Residential Premises". In view of the changes in the working environment as a result of COVID-19, the interpretations therein, should factor in the emerging trend of home offices and homestay tourism. As more business professionals and e-commerce enterprises switch to homeworking on account of COVID-19, the definition of residential premises should be expanded to accommodate the mixed use of houses for residential and office businesses that do not require physical interface with customers;
2. Clause 15 (1) provides that tenants should not use rented premises (or permit their use) in a manner that causes a nuisance to any occupier of neighbouring premises. This Clause presumes that physical planning by Local Governments will adhere to the separation of Residential and Commercial areas and will do the same in their issuance of Trading Licenses to avoid situations whereby one licensed commercial activity

(such as a bar) ends up becoming a nuisance to another activity (such as a Residential house) that is equally licensed by the same Local Government. In addition, not enforcing Noise Pollution By-Laws and Standards is currently a major nuisance and public health concern for majority of urban dwellers.

I am, therefore, returning the said Bill to you for that purpose.

  
Yoweri K. Museveni  
**P R E S I D E N T**

Copy to: Rt. Hon. Prime Minister  
Hon. Minister of Lands, Housing and Urban Development  
Hon. Attorney General, Ministry of Justice and  
Constitutional Affairs  
Hon. Minister of Finance, Planning and Economic  
Development