

STATES OF JERSEY



DRAFT RESIDENTIAL TENANCY (JERSEY) LAW 200- (P.74/2009): AMENDMENT

**Lodged au Greffe on 29th June 2009
by Deputy J.A.N. Le Fondré of St. Lawrence**

STATES GREFFE

DRAFT RESIDENTIAL TENANCY (JERSEY) LAW 200- (P.74/2009):
AMENDMENT

PAGE 45, SCHEDULE 2

At the end of paragraph 2 add “This paragraph shall not apply to the doing of anything that would involve structural changes to, or that could affect the structure of, the residential unit or any building in which the residential unit is located.”.

DEPUTY J.A.N. LE FONDRÉ OF ST. LAWRENCE

REPORT

I support the principles behind the Law that we will be considering under P.74/2009.

This amendment is purely to clarify the application of part of Schedule 2 to the Law.

There is always a balance to be held between the rights of the tenant over their home, and the rights of the landlord as the property owner, and I agree that it is reasonable that a tenant should be able to change their home (in a non-structural manner) to suit their life tastes.

However, as presently worded, paragraph 2 of Schedule 2 appears to allow a tenant to do anything to their home, and the landlord will not have any say in whether this can take place. As defined, this could potentially include the removal of internal walls, etc.; i.e. it does not differentiate between structural and non-structural alterations.

This amendment merely clarifies that the tenant cannot have *carte blanche* to carry out structural alterations to the property in which they reside.

Financial and manpower implication

There are no financial or manpower implications arising from this amendment.