

PROJECT OF THE LAW OF UKRAINE “ON RENTAL HOUSING”: PROPOSALS AND AMENDMENTS

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International experience confirms the effectiveness and efficiency of solving the problem of providing housing to citizens through the mechanism of the lease. If in Germany the share of rental units is 60 % of the total housing, in the United States and Britain – about 30 %, in France and Switzerland – respectively 40 and 70 %, in Ukraine civilized market rental housing is not available.

The Ministry of Regional Development, Construction and Housing and Communal Services of Ukraine on its official website presented the project of law “On Rental Housing” for public discussion.

We think this bill is very important and necessary. However, there are some proposals that we would like to bring to the authors' attention of the project of Law and the public.

To the item 15 of the article 10 we offer the following corrections:

Supplement: “In case of failure or improper performance of rental housing agreement (lease) of rental units by tenant such agreement may be terminated by the homeowner unilaterally along the following reasons:

1) failure to pay of the employer for hiring (rent) rental units for six months, and for short-term hiring – more than twice;

2) destruction or damage of accommodation that are the subject of the contract of employment (rental) by employer or other person for whose actions he is responsible.

3) use of the leased accommodation by employer or other persons for whose actions he is responsible, not for the purpose specified in the contract of hire (rental)”

We believe that the legislation should provide mechanisms to prevent such situations:

– reduction of official fees for hiring accommodation for tenants and putting extra cash “shadow” payment (Supplement to Art. 9);

– reduction of houses at the expense of state and local budgets and the transfer in the management of commercial entities that will receive this maximum benefit.

We totally agree with the fact that the Verkhovna Rada and the implementation of this Law will allow in a brief period to significantly increase the total amount of housing in Ukraine by really affordable for the majority of Ukraine's population of modern rental units, will attract investment, especially foreign, in the domestic economy, enhance the building and related industries.