Ir-regolament 3 jipprovdi li dar bħala spazju kondiviż ma għandhiex tippermetti aktar minn għaxar (10) residenti f'daqqa, liema numru ta' residenti għandu jikkorrispondi mal-Iskeda.

Ir-regolament 4 jipprovdi li sid il-kera għandu jagħmel dikjarazzjoni bin-numru ta' kmamar tas-sodda u tal-kmamar tal-banju, u jekk ma tkunx konformi mal-Iskeda għandha tiġi meqjusa bħala dikjarazzjoni falza.

L-Iskeda tinkludi tabella bin-numru ta' residenti permessi fi spazju kondiviż skont in-numru ta' kmamar tas-sodda u kmamar tal-banju dikjarati fid-dar mikrija.

5. Sezzjoni konklużiva

Dawn ir-regolamenti għandhom jidħlu fis-seħħ fi żmien xahrejn (2) mill-pubblikazzjoni tagħhom fil-Gazzetta.

F'każ ta' mistoqsijiet, il-pubbliku ġenerali huwa mħeġġeġ li jikkuntattja lill-Awtorità fuq (customer.care.ha@ha.gov.mt).

N.B. Dawn in-Noti ta' Spjegazzjoni mhumiex maħsuba biex ikunu deskrizzjoni eżawrjenti tal-istrument legali u lanqas sostitut tiegħu jew suppliment leġiżlattiv għall-istess. Dawn in-Noti ta' Spjegazzjoni mhumiex intiżi bħala deċiżjoni awtorevoli fuq l-interpretazzjoni tal-leġiżlazzjoni.

It-23 ta' Awwissu, 2024

No. 1083

MINISTRY FOR SOCIAL AND AFFORDABLE ACCOMMODATION

Explanatory Notes[1]

1. Introduction

Title of Regulations	Limitation of the Number of Residents who may occupy a Leased Dwelling House Regulations, 2024
Activity to be regulated	Limitations on the number of residents who may reside together, in a shared residential space, at the same time in a private residential lease, and which does not include families.
Responsible entity	Housing Authority (hereinafter referred to as "the Authority")

2. Summary and background

The aim of these regulations is to address the lack of regulations in the private residential lease sector for properties being leased as shared spaces. By virtue of these regulations there shall be a limit on the number of residents who shall live in a

[1]These Explanatory Notes are in accordance with and for the purpose of article 3(2)(c) of the Small Business Act (Chapter 512 of the Laws of Malta).

shared space in a private residential lease, and who are not a family, which shall be determined according to the number of bedrooms and bathrooms in the leased dwelling.

3. Overview of the structure of the instrument

The regulations are made up of four (4) regulations and a Schedule and consist of the following:

Regulation 1: Citation and commencement.

Regulation 2: Interpretation.

Regulation 3: Limitation of number of residents.

Regulation 4: Declaration by lessor.

Schedule.

4. Commentary on regulations

Regulation 1 provides the title and commencement of these regulations.

Regulation 2 provides the definitions of the terms used throughout the regulations.

Regulation 3 provides that the dwelling house, as a shared space, shall not permit more than ten (10) residents at once, which number of residents shall correspond with the Schedule

Regulation 4 provides that the lessor shall make a self-declaration with the number of bedrooms and bathrooms, and if not in conformity with the Schedule it shall be considered as a false declaration.

The Schedule includes a table with the number of residents permitted in a shared space according to the number of bedrooms and bathrooms declared in the leased dwelling house.

5. Concluding Section

These regulations shall come into force within two (2) months from their publication in the Gazette.

In case of queries, the general public is encouraged to contact the Authority on (customer.care.ha@ha.gov.mt)

N.B. These Explanatory Notes are not intended to be an exhaustive description of the instrument nor a substitute thereof or a legislative supplement thereto. These Explanatory Notes do not purport to be an authoritative ruling on the interpretation of the legislation.

23rd August, 2024