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Law of the Republic of Moldova No 75 of 30 April 2015 on housing.

The Parliament has passed a new Housing Law governing immovable property with housing status regardless of property type and its destination.

The following major rules can be highlighted:

- Within one year after the entry into force of the Law, non-privatized housing subject to privatization in accordance with the Law on Privatization of housing fund No 1324 of 10 March 1993 shall be transferred to the ownership of the territorial administrative units in whose territory they are located. The local authorities shall grant a status of social housing to such properties and shall register the legal title over these housing. People living in housing properties transferred to the property of administrative territorial units shall be proposed to sign lease contracts for a period of 5 years.

- Agreements on lease of housing shall be mandatorily registered in the Register of Immovable Property and at the territorial tax bodies.

- Private housing lease agreements shall be accompanied with the Excerpt from the Register of Immovable Property, confirming the title of the lessor over the housing that is being leased.

- The tenants shall have the right, subject to consent of the lessor, to participate at the meetings of the association of condominium co-owners, having the right to vote, if empowered by the lessor, in matters relating to the administration and maintenance of the building.

- The lessor who is an individual and not legally registered as entrepreneur shall issue to the tenant a written statement confirming receipt of money upon each lease payment made to him. In case of lessor, being legal entity, payment of lease shall be made as a rule by a bank transfer or post office.

- Specific rules on reconstruction of premises in residential buildings are stipulated in the law. These rules concern, inter alia, reconstruction in residential buildings by construction of additional upper floors, construction of lofts or re-planning of several rooms in the residential building. Thus, the decision on reconstruction of residential building will be taken by the owner of the residential building (in case the building belongs to the public housing fund) or by housing owners, as well as owners of non-dwelling premises. In the latter case, the decision shall be taken at the general meeting of owners with a vote of at least two-thirds of the housing owners and owners of non-dwelling premises, by signing the Minutes of the Meeting and through notarized consent of all the owners.

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