



## **Ministerial Statement**

**By**

**The Hon. Alexa Lightbourne, JP, MP**

**Minister of Home Affairs**

**7<sup>th</sup> November 2025**

### **Update on the Landlord and Tenant Act 2025 Consultation**

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**Mr. Speaker,**

I rise to update this Honourable House on the work that the Ministry of Home Affairs has pursued to modernise Bermuda's landlord and tenant laws. This fulfills the 2025 Throne Speech commitment to complete amendments to the Landlord and Tenant Act and deliver a fair, transparent, and enforceable housing system.

**Mr. Speaker,**

For fifty years our rental market has operated under two outdated statutes, the Landlord and Tenant Act 1974 and the Rent Increases (Domestic Premises) Control Act 1978. Candidly Mr. Speaker, these laws were enacted and served a different era, not reflective of modern time. Challenges include fragmentation, duplication, and inconsistency. Clear limits on deposits or late fees are practical imperfections and further fail effectively remedy the ongoing challenges of enforceable repair obligations and do not adequately prohibit harassment or unlawful eviction. Dispute resolution, through the existing framework relies on the Magistrates' Court which is too often costly, adversarial, and difficult to access.

**Mr. Speaker,**

Consistent with our mandate to reduce the cost of living and strengthen housing security, the Ministry has advanced a consultation draft that seeks to repeal and replace both Acts with a single, modern framework. The Ministry's intention is

firm; to eliminate redundancy, ensure consistency, strengthen enforcement, and promote fairness and accountability for both landlords and tenants. This reform is a core element of the Government's Affordable Bermuda agenda and honours our platform pledge to finalise landlord-tenant amendments that support positive rental relationships and protect compliant parties.

**Mr. Speaker,**

The proposed Landlord and Tenant Bill 2025 would, among other measures:

- set a streamlined, consistent regime for security deposits and late fees;
- establish clear timelines and procedures for repairs and terminations;
- prohibit harassment, lockouts, and unlawful evictions;
- create a specialist tribunal to deliver faster, less costly, and less adversarial outcomes; and
- address rent arrears through a process capable of quickly resolving cases, compared with an average of six months today.

**Mr. Speaker,**

This reform seeks balance. Landlords would benefit from clearer obligations, efficient enforcement, and reduced risk. Tenants would gain protection from unfair practices and timely recourse when issues arise. Together we aim to restore confidence in a system that too often fails to deliver prompt, practical justice.

**Mr. Speaker,**

Between 24 September and 31 October 2025, the Ministry conducted a transparent, inclusive consultation. We engaged the Bar Council, landlords, tenants, advocacy groups, commercial property owners, conveyancing attorneys, corporations, and public agencies. Submissions were received through the Government's Citizen Forum, a virtual feedback forum, and direct correspondence to the Ministry. A summary of findings will be published in November 2025 to inform final policy and legislative drafting ahead of tabling.

**Mr. Speaker,**

The Landlord and Tenant Bill 2025 further supports the Government's efforts to address access to housing and seeks to further support increased supply and support amicable tenancies.

**Mr. Speaker,**

In the coming weeks, the Ministry will review, refine and incorporate the recommendations received and continue engagement with stakeholders.

Consultation does not end with this update. We will not bring forward a Bill that fails to solve the problems identified. We will keep working until the final legislation reflects the progress the public deserves.

**Mr. Speaker,**

Through this reform we act on the voices of Bermudians. We will ensure the landlord and tenant laws reflect our shared values of equity, accountability, and respect. Success will be measured by advancing a modern legislation underpinned by a fairer framework that improves access to justice and supports everyone who rents a home, provides a home, and calls Bermuda home.

**Thank you, Mr. Speaker.**