

Amendment to the Civil Code for the Federal District and Mexico City's Housing Law related to rental housing

On January 29, 2024 certain amendments became effective to the Civil Code for the Federal District ("Code") and Mexico City's Housing Law ("Housing Law"), pursuant to certain provisions related to leasing of residential housing (provisions considered of public order and social interest that cannot be waived by agreement between the parties), with the primary objective of protecting the balance in the leasing market, fostering and promoting affordable rental housing for low income people in Mexico City (the "Reform").

Articles 2448-D and 2448-F of the Code and Articles 1, 5, 12, 13, 21, 24, 26, 53, 59, 60 and 73 of the Housing Law were amended in accordance with the following:

Article 2448-D of the Code, prior to the Reform, established 10% as a limit to the annual increase of the amount paid monthly for rent; a provision that, following the Reform, now establishes that the increase on the agreed monthly rent, may never be greater than the inflation rate reported by the Bank of Mexico in the previous year.

Furthermore, three final paragraphs were included to Article 2448-F to establish the creation within 30 days following the publication of the Reform, of a digital registry for lease agreements in charge of Mexico City's government ("Registry"), where lessors within the following 90 days of the creation of such Registry must upload all current lease agreements and for new leases they will have a period up to 30 days

following the date of its execution to upload them. The Registry will not be public (except by judicial resolution) and will be regulated in accordance with the criteria of the Law of Transparency, Access to Public Information and Accountability of Mexico City (Ley de Transparencia, Acceso a la Información Pública y Rendición de Cuentas de la Ciudad de México) and the Law of Protection of Personal Data in Possession of Obligated Parties of Mexico City (Ley de Protección de Datos Personales en Posesión de Sujetos Obligados de la Ciudad de México). It is important to point out that no sanction will be enforced to any lessor that decides not to register its current lease agreements.

In accordance with the Reform to the Housing Law, Mexico City's government will establish several programs targeted to various sectors of Mexico City community with priority to the low-income population, workers, single mothers and young people between 18 and 35 years, that will seek to promote equality and equity conditions that guarantee and promote the right to affordable rental housing. Additionally, Mexico City's government will propose to the Ministry of Finance administrative and/or tax facilities to support the construction of this type of housing.

Mexico City's Legislation Reform

Mexico City, August, 2024



Alejandro Trujillo
atrujillo@trujilloabogados.mx

Mariana Díaz
mdiaz@trujilloabogados.mx

 Trujillo Abogados 

