
Newsletter

June 13, 2025

OCPB's New Rules on Residential Rentals - What You Need to Know Before September 2025



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Introduction

In 2018, the Office of the Consumer Protection Board ("**OCPB**") issued the Notification of the Contract Committee Re: Prescription of Business of Renting Out Buildings for Residential Purposes as a Business Subject to Contract Control B.E. 2561 (2018) (the "**Original Regulations**") under the Consumer Protection Act B.E. 2522 (1979) (the "**Consumer Protection Act**"), designating the business of renting out buildings for residential purposes as a "contract-controlled business".

In 2019, the OCPB amended certain provisions of the Original Regulations by issuing the Notification of the Contract Committee Re: Prescription of Business of Renting Out Buildings for Residential Purposes as a Business Subject to Contract Control B.E. 2562 (2019) (the "**2019 Regulations**"). This revision sought to achieve a fair balance between safeguarding tenants'

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rights and enabling lessors to manage their properties efficiently. While the Original Regulations provided tenants with substantial safeguards, they may have unintentionally restricted lessors’ ability to effectively administer their properties.

On 6 June 2025, the OCPB issued a further amendment to the 2019 Regulations under the Consumer Protection Act through the "Notification of the Contract Committee Re: Prescription of Business of Renting Out Buildings for Residential Purposes as a Business Subject to Contract Control B.E. 2568 (2025)" (the "**New Regulations**"). The New Regulations seek to resolve ambiguities in the 2019 Regulations, including issues related to changes in utility rates, procedures for deposits deductions in cases of tenant-caused damages, and the introduction of standard contract templates for both short-term and long-term rental agreements to improve clarity.

The New Regulations, which will take effect on 4 September 2025, introduce important requirements and restrictions applicable to building rental contracts for residential purposes. A clear and useful summary of the key points is set out below.

Topic	Key Summary
Who is Affected?	The New Regulations apply to a broad range of individuals, including property developers and individual owners of houses, condominium units, or apartments who lease buildings for residential purposes.
Who is Not Covered?	The following are excluded from the scope of the New Regulations: <ul style="list-style-type: none">• Dormitory owners subject to regulation under dormitory-specific laws.• Hotel and resort owners subject to regulation under hotel-specific laws.
Scope of the New Regulations	<p>The New Regulations apply to any building leased for residential purposes, including houses (whether or not located within a project under land allocation laws), condominium units (whether or not subject to condominium laws) and rooms in stand-alone buildings. The New Regulations apply where a lessor leases out three or more units, irrespective of whether those three units are located in the same area or within the same project.</p> <p>The New Regulations also extend to rentals arrangements made through online platforms.</p>

Topic	Key Summary
Key Contract Requirements and Prohibitions	<p>Rental contracts must adhere to specific standards and avoid certain unfair terms under the New Regulations. The key requirements include:</p> <ul style="list-style-type: none">• Language and Format: Rental contracts must be written in clear Thai, using a legible font size (at least 2 mm, and no more than 11 characters per inch). An English translation may be provided for reference.• Prohibited Terms: The following provisions are not permitted in rental contracts:<ul style="list-style-type: none">▪ Waiving or limiting the lessor’s liability without valid justification.▪ Allowing the lessor to collect more than three months’ rent and deposit in advance for monthly leases, or more than one year’s rent and deposit in advance for annual leases.▪ Permitting the lessor to increase rent or service fees before the agreement expires.▪ Authorising the lessor to forfeit deposits or advance rent unless the tenant is at fault.▪ Allowing the lessor to enter the property without prior notice, except in cases of emergency.▪ Permitting the lessor to charge utility rates higher than those charged by the utility provider.▪ Granting the lessor the right to block tenant access, seize, or move tenant’s property without proper termination of the contract.▪ Allowing the lessor to charge existing tenants renewal fees.▪ Permitting the lessor to terminate the rental agreement without a breach by the tenant.▪ Holding tenants responsible for normal wear and tear, or for damage not caused by the tenant or not resulting from force majeure.

Topic	Key Summary
Standard Contract Template	While it is not mandatory to adopt the standard contract template provided in the New Regulations (the "Standard Contract Template"), all rental contracts must include all the mandatory terms set out in the Standard Contract Template and the New Regulations. Certain modifications to rental contracts are permitted, provided they do not conflict with the provisions of the Standard Contract Template and the New Regulations.
What Should You Do Next?	If you are a business operator in the residential rental sector, now is the time to review your existing and future rental contracts. Ensure that all contracts comply with the New Regulations before 4 September 2025. Failure to comply may result in a penalty of up to one year's imprisonment and/or a fine of up to 100,000 Thai Baht.

Conclusion

These new regulations are intended to protect tenants and promote fairness in the residential rental market. By familiarising themselves with the changes and taking proactive steps to comply, lessors can mitigate potential risks and maintain smooth and seamless operations under the updated legal framework.

Chandler Mori Hamada will closely monitor these legal developments and keep you informed of any updates. If you have any questions in relation to the issues raised in this newsletter, please contact the authors listed above.