CREEL GARCÍA-CUÉLLAR AIZA Y ENRÍQUEZ

Amendments to residential leases in Mexico City

Mexico City, September 11, 2024

Please be informed that on August 28, 2024, a decree was published in the Official Gazette of Mexico City amending several provisions of the Civil Code of Mexico City (Código Civil para el Distrito Federal) and the Housing Law of Mexico City (Ley de Vivienda para la Ciudad de México) in connection with residential leases (the "Amendments").

Please find herein some of the most relevant aspects of the Amendments:

- Increases in rent under residential leases may not be greater than the inflation rate reported by the Bank of Mexico (Banco de México) in the previous year, with respect to the agreed monthly rent.

- A digital registry of lease agreements under the supervision of the Mexico City government will be established. The landlord shall register any lease agreement within 30 days after its execution. Lease agreements in effect on the date of entry into force of the Amendments shall be recorded by the landlord no later than 90 days after the creation of the registry.

- The digital registry will be governed in accordance with 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 Subjects of Mexico City (Ley de Protección de Datos Personales en Posesión de Sujetos Obligados de la Ciudad de México). This registry shall not be public and may only be disclosed by court order.

The Amendments entered into force the day following their publication in the Official Gazette of Mexico City, on August 29, 2024.

For more information, please feel free to contact Francisco Montalvo, Carlos de Icaza, Carlos del Río or Badir Treviño-Mohamed at:

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