

# **Democratic People's Republic of Korea**

## **Housing Management Law**

Adopted by Decree No. 1463 of the Standing Committee of the Supreme People's Assembly on October 19, Juche 112 (2023)

### **Chapter 1: Basics of Housing Management Law**

#### **Article 1 (Mission of the Housing Management Law)**

The Housing Management Law of the Democratic People's Republic of Korea aims to establish strict systems and order in the transfer, handover, registration, allocation, management, and use of housing to ensure a stable and cultural living environment and conditions for the people.

#### **Article 2 (Principles of Housing Registration and Management)**

Establishing a systematic transfer, handover, registration, and management system for housing is an important requirement for beautifying cities and villages and ensuring the convenience of people's lives. The state ensures scientific, objective, and accurate management in the transfer, handover, and registration of housing and takes responsibility for housing management.

#### **Article 3 (Principles of Housing Allocation)**

Housing allocation is an important task to fully meet the living needs of the people. The state firmly adheres to the principle of people's welfare in housing allocation.

#### **Article 4 (Principles of Housing Use)**

The state encourages residents to maintain high political awareness and civic consciousness, keep their housing and surrounding environment clean, manage them diligently, and improve their living habits to meet the demands of the new era.

#### **Article 5 (Guidance on Housing Management Work)**

Guidance on housing management work is carried out under the unified leadership of the Cabinet by central urban management guidance agencies, local people's committees, and relevant agencies. Central urban management guidance agencies, local people's committees, and relevant agencies must establish proper guidance systems for housing management work and regularly grasp and guide them.

#### **Article 6 (Supervision and Control of Housing Management Work)**

Supervision and control of housing management work are carried out by central urban management guidance agencies, local people's committees, and relevant supervision and control agencies. Central urban management guidance agencies, local people's committees, and relevant supervision and control agencies must regularly supervise and control the transfer, handover, registration, allocation, management, and use of housing.

#### **Article 7 (Application of the Law)**

This law applies to institutions, enterprises, organizations, and citizens involved in the transfer, handover, registration, allocation, and use of housing.

### **Chapter 2: Transfer, Handover, and Registration of Housing**

#### **Article 8 (Transfer of Housing)**

Construction agencies, enterprises, and organizations must hand over housing that has passed the completion inspection to the housing management agency. In this case, documents such as the housing transfer document, construction specification, land use permit, construction design document, construction design budget, completion inspection notice, and construction history must be handed over together. The housing transfer document must include the facility transfer agreement document from the relevant facility management agency, including elevators, water and sewage systems, heating facilities, and aviation obstacle markers. Housing cannot be transferred if it has not passed the completion inspection, lacks the necessary documents, or has not paid the state-designated contribution.

#### **Article 9 (Quality Assurance of Housing)**

Construction agencies, enterprises, and organizations must guarantee the quality of the housing they have built for a specified period. The quality assurance period for housing is determined by the completion inspection committee. Construction defects raised during the quality assurance period must be addressed responsibly by the construction supervision agency, construction agency, enterprise, and organization.

#### **Article 10 (Handover and Acceptance of Housing)**

Housing management agencies can hand over or accept housing from other management agencies if necessary. In this case, the technical condition of facilities such as elevators, water and sewage systems, heating facilities, and aviation obstacle markers must be confirmed, and the housing handover and acceptance document must be prepared and approved by the relevant agencies, including the local people's committee. Various documents necessary for housing management, such as construction design documents, construction design budget, completion inspection notice, and housing registration ledger,

must be accurately handed over and accepted. Housing with poor technical conditions or lacking necessary documents cannot be handed over or accepted.

#### **Article 11 (Registration of Housing)**

Housing management agencies must establish a proper housing registration system and register all housing in the relevant area by management unit. Housing registration is divided into national registration and self-registration according to management jurisdiction, and initial registration and regular registration according to registration time.

#### **Article 12 (Registration of Facilities)**

Facilities installed in housing, such as elevators, water supply, heating, electricity, and communication equipment, are registered by the relevant facility management agency, while sewage systems, fences, waste storage, and communal toilets are registered by the housing management agency. Housing management agencies must also comprehensively register facilities registered by the relevant facility management agency.

#### **Article 13 (Methods and Contents of Housing Registration)**

Housing management agencies register relevant contents in the housing registration ledger and use information technology means to database the registration contents. Registration contents include the housing registration number, completion year, type, structure, floor area, capacity, initial value, technical condition, maintenance status, facilities installed in the housing and their operational status, buildings, and equipment. Housing management agencies must update the changed housing registration data at least once per quarter.

#### **Article 14 (Reporting on Housing Registration Status)**

Unified registration of housing is carried out by central urban management guidance agencies. Housing management agencies must report the housing registration status to the relevant local people's committee or higher agency once in the first half and once in the second half of the year, and the relevant local people's committee or higher agency must report to the central urban management guidance agency once a year. Agencies that register housing independently must notify the relevant local people's committee of the housing registration status along with reporting to the higher agency.

### **Chapter 3: Allocation and Use Permission of Housing**

#### **Article 15 (Housing Allocation Agencies)**

Housing allocation is carried out by local people's committees and relevant agencies. Local people's committees and relevant agencies must allocate housing fairly and reasonably.

## **Article 16 (Principles to be Observed in Housing Allocation)**

The principles to be observed in housing allocation are as follows:

1. Housing must be preferentially allocated to families of revolutionary martyrs, patriotic martyrs, war victims, heroes, war veterans, honored soldiers, discharged officers, teachers, scientists, technicians, contributors, labor innovators, triplet families, and large families.
2. Housing must be allocated to workers in difficult sectors such as miners, smelters, deep-sea fishermen, and railway engineers, ensuring cultural and sufficient rest conditions.
3. Housing must be obligatorily allocated to families who lost their homes due to natural disasters or were demolished due to national measures.
4. Housing must be allocated considering family size, commuting conditions, living conditions, and physical conditions.
5. Housing built by the state for farms and cooperative organizations must be allocated to farmers directly serving the farm, workers, and office workers belonging to cooperative organizations.
6. Housing must not be allocated to unmarried individuals before marriage or citizens who cannot reside in the relevant area.

## **Article 17 (Application and Registration for Housing Allocation)**

Citizens who wish to be guaranteed housing must apply for housing allocation to the local people's committee or relevant agency. The local people's committee or relevant agency that receives the housing allocation application must specifically understand it and register it in the housing allocation application ledger, and responsibly guarantee housing as it becomes available.

## **Article 18 (Housing Eligible for Allocation)**

Newly constructed housing must pass the completion inspection and be registered with the housing management agency to be allocated, and housing converted from public buildings or industrial buildings must go through the prescribed approval procedures and be registered with the housing management agency to be allocated. Housing that has already been used can be allocated if the citizen who used it no longer resides there. Housing that has not passed the completion inspection, has not gone through the prescribed approval procedures for conversion, or has not been registered with the housing management agency, and housing that is already being used cannot be allocated.

### **Article 19 (Exchange of Housing)**

Citizens can exchange housing if necessary due to commuting conditions, family size, etc. In this case, they must apply for housing exchange to the local people's committee or relevant agency. The local people's committee or relevant agency that receives the housing exchange application must accurately review the exchange conditions and approve them. Housing cannot be exchanged if the exchange conditions are unreasonable.

### **Article 20 (Co-residence in Housing)**

Citizens can co-reside with the housing user by agreement. In this case, they must obtain approval from the local people's committee or relevant agency.

### **Article 21 (Permission to Use Housing)**

The local people's committee or relevant agency must issue a housing use permit or co-residence housing use permit to citizens who have been allocated housing or approved for exchange or co-residence. The format and content of the housing use permit or co-residence housing use permit are determined by the central urban management guidance agency. Housing use permits or co-residence housing use permits cannot be issued twice.

### **Article 22 (Prohibited Acts in Allocation and Use Permission)**

Prohibited acts in housing allocation and use permission are as follows:

1. Allocating housing that has not passed the completion inspection or has not been registered with the housing management agency.
2. Allocating housing twice.
3. Illegally issuing housing use permits or allowing entry into housing without housing use permits.
4. Approving housing exchange for selfish or other unreasonable purposes.
5. Allocating or permitting the use of more than one housing unit to one household.

### **Article 23 (Reporting on Housing Allocation and Use Permission Status)**

Local people's committees and relevant agencies must report the housing allocation status and use permission status to the central urban management guidance agency once in the first half and once in the second half of the year.

## **Chapter 4: Use of Housing**

### **Article 24 (Entry into Housing)**

Citizens who have received a housing use permit must complete the necessary procedures and move into the housing in a timely manner. If they do not move into the allocated housing within three months without a valid reason, the housing use permit will be canceled.

#### **Article 25 (Cleaning and Maintenance of Housing and Surroundings)**

Citizens must manage the inside and outside of their housing properly. They must regularly clean common areas such as corridors, yards, and playgrounds, and always keep them clean. In rural housing, they must diligently manage and maintain installed fences, animal pens, warehouses, and sanitation facilities, and plant fruit trees and good species of trees around the area to create green spaces without exposed soil.

#### **Article 26 (House Nameplates and Doorplates)**

District offices and people's units must install nameplates indicating the district, building, entrance, and people's unit in designated places in multi-story and single-story housing areas. Citizens must install doorplates on the entrance or main door of their housing. The specifications for house nameplates and doorplates are determined by the national standards-setting agency.

#### **Article 27 (Payment of Usage Fees)**

Citizens who have been allocated and use housing must pay the housing usage fee to the housing management agency. The task of determining housing usage fees is carried out by the central price guidance agency.

#### **Article 28 (Handover of Housing When Moving)**

Citizens who are moving must accurately hand over the housing they have been using to the relevant housing management agency. In this case, they must hand over the facilities installed in the housing and registered equipment and furnishings in their original condition. The housing management agency must accurately confirm and receive the condition of the housing, installed facilities, registered equipment, and furnishings from the moving citizen, and if any items have been removed or damaged, they must be restored to their original condition before being handed over.

#### **Article 29 (Storage and Return of Housing Use Permits)**

Citizens must properly store their housing use permits and must not lose or damage them. If the housing use permit is lost or damaged, they must obtain user confirmation from the housing management agency and apply for reissuance to the local people's committee or relevant agency, paying the required fee. Moving citizens must return the housing use

permit for the housing they have been using to the local people's committee or relevant agency after obtaining confirmation of the handover from the housing management agency, and follow the prescribed procedures to receive a new housing use permit.

### **Article 30 (Notification of Abnormal Conditions)**

Citizens must immediately notify the housing management agency and relevant agencies if they discover conditions that could damage or deteriorate the building, such as tilting of the housing, cracks in walls and floors, leaks from the roof or water and sewage pipes, or keeping animals inside the housing. The notified agencies must take timely measures to ensure there is no inconvenience to the residents' lives.

### **Article 31 (Prohibited Acts in Housing Use)**

Prohibited acts in housing use are as follows:

1. Entering housing without a housing use permit.
2. Exchanging housing for selfish or other unreasonable purposes.
3. Allowing co-residence in housing in exchange for money, goods, or unreasonable conditions.
4. Buying, selling, or brokering housing.
5. Illegally renting housing to other citizens.
6. One household using more than one housing unit.
7. Illegally combining more than one housing unit into one.
8. Illegally changing the use of housing.
9. Receiving duplicate housing use permits.
10. Expanding, reconstructing, or altering housing without approval.
11. Damaging or removing installed facilities, registered equipment, and furnishings in housing.
12. Using housing for purposes other than intended, such as keeping animals inside living rooms.
13. Illegally residing in places that are no longer usable as housing.
14. Not handing over housing to the housing management agency when moving.

15. Installing and operating equipment that can cause shocks or vibrations in or under the housing, or detonating explosives near housing without approval.
16. Building high fences or expanding garden plots beyond the designated area.
17. Creating sources that can harbor harmful insects or pollute the urban environment in housing areas.
18. Other acts that hinder the lifespan, management, and beautification of housing.

## **Chapter 5: Management of Housing**

### **Article 32 (Establishment of Housing Management System)**

Housing management agencies must establish a systematic housing management system and carry out maintenance and repairs in a planned and scientific manner. Housing management agencies must always manage housing and its surroundings hygienically and culturally and take measures to extend the lifespan of housing.

### **Article 33 (Assignment of Housing Managers)**

Housing management agencies must designate housing management areas by district and people's unit and assign responsible managers by area. Responsible managers must keep a patrol inspection log, regularly investigate and record the housing management status in their area, and take timely measures if any abnormalities are found.

**Article 34 (Technical Appraisal of Housing)** Housing management agencies must conduct technical appraisals of housing according to established standards for maintenance and repairs. The standards related to the technical appraisal of housing are determined by the central construction supervision guidance agency and the central urban management guidance agency.

### **Article 35 (Maintenance Cycle of Housing)**

Housing management agencies must strictly adhere to the maintenance cycle of housing. The task of determining the maintenance cycle of housing is carried out by the central urban management guidance agency.

### **Article 36 (Maintenance Plan for Housing)**

Housing management agencies must realistically establish and implement maintenance plans based on the results of technical appraisals. Maintenance plans for housing must be approved by the relevant higher agency.

### **Article 37 (Guarantee of Housing Maintenance Design)**



Housing maintenance must be carried out according to the housing maintenance design. The relevant design agency must prepare realistic and scientific housing maintenance designs and ensure they are provided before maintenance. Housing management agencies must provide the necessary technical tasks for the preparation of housing maintenance designs in a timely manner.

#### **Article 38 (Painting of Housing)**

The painting of housing is carried out by the housing management agency and citizens. The exterior painting of multi-story housing is done by the housing management agency, while the interior painting of multi-story housing and the painting of single-story housing is done by the citizens using the housing.

#### **Article 39 (Protection of Housing)**

Housing management agencies and relevant agencies must regularly maintain safety facilities such as fire protection, lightning protection, and aviation obstacle markers to protect housing from various accidents.

#### **Article 40 (Installation and Removal of Facilities Outside Housing)**

If promotional, decorative, or communication facilities are to be installed on the roof or walls of housing, it must be agreed upon with the housing management agency. When removing facilities installed on housing, the condition of the housing must be restored to its original state. Facilities that affect the safety of housing or hinder urban beautification cannot be installed.

#### **Article 41 (Maintenance and Operation of Facilities Inside Housing)**

Housing management agencies and relevant agencies, enterprises must regularly maintain and operate facilities such as water and sewage systems, heating, electricity, communication, cable broadcasting, elevators, and drainage systems to ensure there is no inconvenience to residents' lives. When installing, repairing, or removing facilities such as water and sewage systems, heating, electricity, communication, cable broadcasting, elevators, and drainage systems in housing, it must be agreed upon with the housing management agency, and the damaged parts of the building must be restored to their original state during installation, repair, or removal.

#### **Article 42 (Demolition of Housing)**

Institutions, enterprises, and organizations must agree with the housing management agency and obtain approval from the central urban management guidance agency or the relevant people's committee when demolishing housing that is already in use, ensuring

measures to guarantee living conditions for the demolished households. Housing cannot be demolished without the agreement and approval of the housing management agency, central urban management guidance agency, or relevant people's committee.

#### **Article 43 (Issuance of Housing Demolition Notices)**

Housing management agencies and relevant agencies must issue housing demolition notices to the households when demolishing housing. The format of the housing demolition notice is determined by the central urban management guidance agency. Households without a housing demolition notice cannot be allocated housing corresponding to the demolished household.

#### **Article 44 (Restoration, Reconstruction, Alteration, Expansion of Housing)**

Restoration, reconstruction, alteration, expansion of housing is carried out according to prescribed procedures with the agreement of the housing management agency or central urban management guidance agency and approval from the relevant construction supervision agency. When restoring or reconstructing individual single-story housing or expanding the designated area, approval must be obtained from the local people's committee.

#### **Article 45 (Approval for Structural and Usage Changes of Housing)**

Approval for structural changes of housing is given by the local people's committee or relevant agency, while approval for usage changes is given by the central urban management guidance agency. In this case, prior technical appraisal of the building must be obtained from the relevant agency. The supporting structure of housing cannot be changed.

#### **Article 46 (Operation of Urban Beautification Day)**

The central urban management guidance agency, local people's committees, and relevant agencies must carry out the work of hygienically and culturally beautifying housing and its surroundings as a nationwide project on "Urban Beautification Month" in April and October and "Urban Beautification Day" on the first Sunday of each month. Housing management agencies and citizens must actively participate in the work of beautifying housing and its surroundings.

#### **Article 47 (Guarantee of Conditions for Housing Management Work)**

State planning agencies, labor administration agencies, material supply agencies, financial banks, local people's committees, relevant agencies, enterprises, and organizations must strengthen the material and technical foundation of the housing management sector and

realistically establish and prioritize plans to guarantee labor, materials, funds, and equipment necessary for housing management. Labor, materials, funds, and equipment in the housing management sector cannot be diverted for other uses.

#### **Article 48 (Education and Scientific Research Work in the Housing Management Sector)**

Educational institutions and scientific research institutions in the housing management sector, along with relevant agencies, must systematically and prospectively train technicians and experts needed for housing management work and fully solve scientific and technical issues arising in housing management work.

### **Chapter 6: Legal Responsibility**

#### **Article 49 (Suspension and Punishment)**

Illegal structural or usage changes of housing, violation of prescribed order in housing use, or unauthorized use of the basement of housing will result in suspension.

#### **Article 50 (Restoration and Compensation Punishment)**

Unauthorized structural or usage changes of housing, installation or repair of facilities in housing causing damage to walls, roofs, or floors, building high fences or expanding garden plots beyond the designated area will result in restoration to the original state, and compensation for removed or damaged facilities, registered equipment, and furnishings in housing.

#### **Article 51 (Confiscation Punishment)**

Housing and facilities will be confiscated in the following cases:

1. Selling and buying housing for profit.
2. Combining more than one housing unit into one or one household using more than one housing unit, leaving only one housing unit and confiscating the rest.
3. Installing equipment that causes shocks or vibrations in housing or its basement.
4. Receiving money or goods for exchanging, renting, or co-residing in housing.
5. Receiving money or goods for brokering the sale and purchase of housing.

#### **Article 52 (Fine Punishment)**

Institutions, enterprises, organizations will be fined 100,000 to 1,500,000 won, and individual citizens will be fined 10,000 to 100,000 won in the following cases:

1. Illegally exchanging housing.
2. Entering housing without a housing use permit.
3. Illegally co-residing in housing.
4. Renting housing for unreasonable purposes.
5. Issuing duplicate housing use permits.
6. Not accurately handing over housing to the housing management agency when moving.
7. Operating equipment that causes shocks or vibrations in housing or its basement.
8. Building high fences or expanding garden plots beyond the designated area.
9. Not carrying out timely maintenance of housing.
10. Demolishing housing without approval.
11. Selling and buying housing under the guise of living conditions.
12. Other acts that hinder the lifespan, management, and beautification of housing.

#### **Article 53 (Warning and Severe Warning Punishment)**

Responsible persons will be given a warning punishment in the following cases:

1. Allocating housing that has not passed the completion inspection or has not been registered with the housing management agency.
2. Not adhering to the order of issuing housing use permits.
3. Not properly carrying out housing registration work.
4. Not establishing or timely executing housing maintenance plans. If the acts in the above items are severe, a severe warning punishment will be given.

#### **Article 54 (Unpaid Labor and Labor Education Punishment)**

Responsible persons will be given unpaid labor and labor education punishment of up to three months in the following cases:

1. Violating the order of housing allocation and use permits, causing social disturbance.
2. Violating the order of housing maintenance, causing social disturbance.

3. Illegally exchanging housing.
4. Selling and buying housing for profit. If the acts in the above items are severe, unpaid labor and labor education punishment of more than three months will be given.

#### **Article 55 (Dismissal, Removal, and Expulsion Punishment)**

Responsible persons will be given dismissal, removal, and expulsion punishment according to the severity of the violation if serious consequences arise from violating housing management order.

#### **Article 56 (Criminal Responsibility)**

If the acts violating this law constitute a crime, responsible persons will be held criminally responsible according to the relevant provisions of the criminal law.