



REPUBLIC OF THE MARSHALL ISLANDS PUBLIC SERVICE COMMISSION HOUSING POLICY

Pursuant to Public Service Act of 1979, section 102(e)¹ and the Public Service Commission Regulation 54(1)(2)², Residential Housing Quarters, the Public Service Commission (PSC) shall administer and control all Government- owned or Leased Housing to all eligible employees of the Government of the Republic of the Marshall Islands.

A. **ELIGIBILITY.** Unless specified and required under other Acts, this policy extends to all employees in the government service who are eligible to receive government-owned or leased housing as maybe authorized by the Public Service Commission which shall be provided in manner as herein prescribed:

1. **Citizenry Provisions.** All Marshallese and naturalized government employees, eligible for government leased housing and/or housing allowances, shall be provided with leased housing contract with no duration of a leased housing contract.
2. Repatriated Public Service employees, in any fields of professions in the public service of the RMI government, who are eligible for either a leased housing contract and/or housing allowance, shall have the maximum value of such entitlement be included in their employment remuneration compensation packages with no duration of a leased housing contract.
3. All public service employees with Person1.1el Action shall not be eligible for leased housing contract. An exemption may be so granted by the Commission as it sees fit, subject to criterions that is in compliance with the Public Service Commission Regulations and the RMI Code of Ethics.

B. **EXECUTION OF LEASE AGREEMENT.** The Public Service Commission, acting on behalf of the tenant, shall negotiate the terms and conditions of such agreement according to the provisions hereto and shall enter into a contract with the landlord that encompasses the provisions of the lease agreement mutually acceptable to both parties.

¹to administer and control all housing owned or leased by the Government of the Marshall Islands.

²54. Residential Headquarters

(1) Employees may be provided with quarters and furniture on such conditions in respect of occupancy, tenure, possession, and payment of rent as the Commission may from time to time prescribe;

Provided that no employee shall be entitled as of right to have quarters or furniture allotted to him, unless specified by Act.

(2) Any rent payable pursuant to clause (I) of this Regulation may be deducted from the employee remuneration, or from any other money due to him, without further authority than this regulation.

³ 2024 PSC Housing Study



**REPUBLIC OF THE MARSHALL ISLANDS
PUBLIC SERVICE COMMISSION
HOUSING POLICY**

C. LEASE PAYMENT RATES

Based on its review³ the Public Service Commission sees the need to increase the monthly rental to be as follows:

Housing Type	Rate Per Month
Studio	\$750.00
1 Bedroom Apartment	\$950.00
2 Bedroom Apartment	\$1,200.00
3 Bedroom Apartment	\$1,300.00
4 Bedroom Apartment	\$1,400.00

D. OTHER PROVISIONS. Each leased house or apartment shall include adequate and suitable furnishings, electric appliances, and utilities as indicated below.

1. **Furnishings.** The landlord shall be responsible for providing suitable furnishings including beds and mattresses for each bedroom, tables and chair for the living room and the dining room; and, any other items to which the parties may agree.
2. **Electrical Appliances.** The landlord shall provide refrigerator, an electric or propane range (stove and oven); appropriate light fixtures; and air-conditioner unit/cooling system for each bedroom (washer/dryer shall be optional for the landlord).
3. **Utilities.** The landlord shall be responsible for maintaining in good working order all plumbing and electrical systems associated with the subject property.
 - a. Payment for the cost of utility services, i.e., water (fill catchment/tank) and electricity, internet/telephone, garbage disposal, etc, shall be the responsibility of the tenant.
 - b. If utilities are included in the rental as part of a package, an agreement pertaining to the use and payment of utilities shall be made thru an arrangement solely between the landlord and tenant.
4. **Payment Scheme.** All accessories payments under the leased agreement shall be subject to any method of payment established by the government of RMI.



**REPUBLIC OF THE MARSHALL ISLANDS
PUBLIC SERVICE COMMISSION
HOUSING POLICY**

5. **Payment Schedule.** The house leased payment shall be so subject to the exact duration of residency only, and may be issued on a quarterly basis, but shall not be subject to advance and/or incremental payments.
 6. **Employee's Marital Status and Dependents.** "Dependents" are Employee's spouse, children, and parents/parents in law. "Children" include natural and legally adopted children who are unmarried, and are not older than 18 years of age (unless still a student not to exceed 23 years of age) at time of execution of Employment and Housing Contract. Employee's Parents and Parents in Law shall be eligible for housing coverage as immediate family. The number of children eligible for housing coverage and for other liability provisions there under shall be limited to four (4) only. If there is a one child dependent, a two-bedroom unit shall be provided; two children dependents shall be provided a three-bedroom unit, unless same gender (2) child dependents, a two-bedroom unit will be provided where the two child same gender dependents will share a room; if there are three or more child dependents, & three or four-bedroom housing shall be provided. For verification purposes, an official listing of such, birth certificates, and other legal documentations shall be furnished to the Commission at the time of execution of employment and housing contract.
 7. There shall be no leased housing contract/housing allowance to be issued out to both husband and wife of the same family working for the government at the same time.
Eligibility for a leased housing contract and/or housing allowance shall be granted to one of the spouses only.
 8. No housing relocation shall be granted without the approval of the Commission first. However, in the event a relocation is settled, with rental payment being remitted on the vacated premise, a prorated reimbursement of rate amounts may be required, and any other cost associated thereof shall be borne by the Lessee 's assigned tenant only. Government shall not be liable.
- E. **SPECIAL CONDITIONS.** The PSC shall have authority to set special conditions, such as lower monthly lease rates, should a house or apartment not meet the minimum standard requirements stipulated under "Other Provisions" above.
- F. **BUSINESS LICENSE.** A business license is required before entering into a housing contract with a landlord, and is the responsibility of the landlord to provide an updated valid business license for the duration of the lease.
- G. **CURRENT LEASE AGREEMENTS.** Housing contracts currently in effect shall continue under the provisions of the old policy within a 30-days period after the new policy goes into effect, thereafter renewed lease agreements shall be executed under this new policy. All other new house lease agreements may be negotiated and executed accordingly.



**REPUBLIC OF THE MARSHALL ISLANDS
PUBLIC SERVICE COMMISSION
HOUSING POLICY**

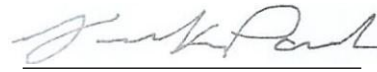
- H. **PROPERTY MAINTENANCE.** Maintenance of all structural and mechanical systems of the leased property shall be the sole responsibility of the landlord. The cost of major damages to the property caused by the lessee/tenant not covered by the "reasonable wear and tares" provisions of the lease agreement shall be the responsibility of the lessee/tenant.
- I. **RMI TAX.** All payments pertained there under government leased/owned housing agreement shall be so subject to RMI tax.

This Housing Policy shall take effect upon approval by the Public Service Commission, and shall supersede any previously established leased housing policies and agreements thereof

Approved,

This policy is effective on this 19th day of December 2024, while only the housing rental rates will take into effect next Fiscal Year 1st day of October 2025.


Michael Konelios
Chairman


Jendrikdrik Paul
Commissioner