STATUTORY COMPARISON / MAP-B83D4A2DACE9

Ownership-based house-property charge is retained

RETAINED | RENUMBERED

1961 ACT / 22 - INCOME FROM HOUSE PROPERTY

Section 22 charges annual value of owned buildings and appurtenant land, excluding portions occupied for the owner's taxable business or profession.

2025 ACT / 20 - INCOME FROM HOUSE PROPERTY

Section 20(1) states the ownership charge; section 20(2) separately states the own-business occupation exclusion.

READING CHRONOLOGY

01 Operative provisions / 02 Change analysis / 03 Transition / 04 Compliance / 05 Disputes / 06 Expert Commentary

02 PRECISE CHANGE ANALYSIS

The exclusion previously embedded in section 22 becomes section 20(2). The relevant occupation remains that of the assessee for the assessee's business or profession whose profits are chargeable to tax. The split into two subsections is not a split across separate successor sections.

03 TRANSITION AND EFFECTIVE DATES

The applicable annual-value and deduction provisions become sections 21 and 22 for the new Act period; saved earlier-year proceedings retain old references.

04 COMPLIANCE IMPACT

Retain evidence allocating mixed-use premises between business occupation and other portions. Book classification of an asset does not by itself satisfy the occupation exclusion.

05 ASSESSMENT AND LITIGATION IMPACT

A company letting property to a distinct group entity cannot establish its own occupation merely from common ownership. The statutory identity of the occupier and the nature of the use require examination.

06 AKHB EXPERT COMMENTARY

The rewrite makes visible a distinction that often controls the dispute: ownership triggers the charge, while qualifying occupation removes particular portions from it. The exception is not framed as a general exemption for every commercially held property. It requires the assessee's own taxable business or professional use. That wording supports a property-by-property and portion-by-portion analysis rather than a conclusion drawn from the taxpayer's overall business description.

STATUTORY SOURCES AND PINPOINTS

Income-tax Act, 1961 - Income from house property - 22 - Income from house property

Income-tax Act, 2025 - Income from house property - 20 - Income from house property

Income-tax Act, 2025 - Repeal and savings - 536(2)(b)-(c): accrued positions and legacy proceedings; 536(3): earlier-year references where applicable

SOURCE AND ANALYTICAL SCOPE

Whole sections 22 and 20. Deemed ownership, composite letting and other charging provisions require separate analysis. Based on CBDT statutory text cached 5 October 2026, consolidation labelled as amended by Finance Act 2026. Corresponding 2025 source page was opened live on 18 October 2026; this is not a Gazette-to-consolidation audit.

Status labels describe the analysed provision and may coexist: a provision can be renumbered and substantively changed. Retained does not certify every surrounding rule or notification. Commentary is separate from the legislation.

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